



Broad Oak Manor, Hertford



Broad Oak Manor | Hertford |

Overall Description

Broad Oak Lane is a unique development of architect designed luxury assisted living cottages, bungalows and apartments in a gloriously peaceful rural setting only a short distance from the picturesque county town of Hertford. These character properties have been built to the highest specification in an attractive courtyard layout and have access to a magnificent restored Listed Barn, which houses the central meeting area, including reception, coffee lounge and restaurant as well as function rooms for beauty, hairdressing and physiotherapy as well as arts and crafts and a private family dining room for use on special occasions such as birthdays (Coffee, tea, cakes and biscuits are available to residents and guests anytime during the day). Transport is laid on for regular trips to Hertford and local supermarkets and there is a programme of other events and activities that residents can get involved in if they wish. Buyers have a choice of seven different styles of home, all of which have been architect designed, with use of French windows to bring the outdoors inside, ensuring that they are light spacious inside.

The living accommodation is open plan allowing plenty of space to fit in larger furniture (which people have often collected over the years) and the high quality modern kitchens include electric hob, fridge with a freezer compartment and washer dryer. All of the properties have a two bedrooms, in many cases the master is en-suite, but even where it is not they all have a second cloakroom or shower room for guests (the shower-rooms in the bungalows are designed with non-slip wet floors and high quality Novellini glass shower screens).

A choice of Property Layout

The properties benefit from modern under-floor heating and argon filled double-glazing and also have a fire alarm that is linked to the nursing home - as well as nurse call points in all the rooms as an added safeguard. Outside, each has use of a small garden area which is maintained by Broad Oak's gardener, and there is plenty of parking for residents and guests in each courtyard. To find out which properties are available at any one time, book a time to be shown around Broad Oak Manor, or to put your name down on the waiting list, please just call.

Care Packages Available

The owners benefit from a choice of the highest quality management and care services, developed at the Broad Oak Manor Nursing home (which is located directly next door). These include nursing, housekeeping and catering. Each individual can choose the exact package of care and other services that best meets their needs. Our aim is to offer you a home and care package that suits your current lifestyle with the flexibility to cater for future changes in circumstance.





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Location

This luxury development is tucked away in the grounds of Broad Oak Manor, a grand Victorian Country House set in its own attractive walled gardens, which has been run as a successful and well-regarded Nursing Home since it was converted in 1986. The whole site is set in a gloriously tranquil rural location, bordered by open Hertfordshire countryside, yet only a mile from the historic and picturesque county town of Hertford. This is a thriving market town with excellent range of shops, banks, restaurants and other facilities and has direct rail (40 minute) links to London from both Hertford North and Hertford East railway stations. The A1 is easily accessible, via the A414 dual carriageway.

Property Designs

All of the properties at Broad Oak are Architect designed, providing light and spacious homes that benefit from modern fitted kitchens and bathrooms with under-floor heating and argon filled double-glazing. The shower-rooms are fitted with non-slip wet floors and high quality Novellini glass shower screens. All rooms have been designed to enable residents to maintain their independence.

Birnam (Nos. 1, 2, 3 & 4)

The Birnam design is the only two storey house design at Broad Oak. Downstairs there is a large Living area (16'11 x 16'4) with a double window and French doors leading out to the patio and garden area, a Kitchen (14'7 x 8'11) and downstairs cloakroom. Upstairs there are two double Bedrooms (15'4 x 9'5 & 15'3 x 9'5) with dorma windows to the front and rear and a modern Shower Room with non-slip wet floors and high quality Novellini glass shower screens. There is also a third room (7'7 x 6'3) which in some of these properties has been fitted with an extra bathroom.

Avalon (Nos. 5, 6, 7, 8 & 9)

The Avalon design bungalow faces on to one of the many beautiful open garden areas at Broad Oak. From the sheltered walkway, the front door leads in to the open plan Kitchen/Living area (22'9 x 13') which also has French doors opening on to the gardens. The central lobby gives access to the Shower Room (7'6 x 6'6) with non-slip wet floors and high quality Novellini glass shower screens, the second WC (6'6 x 3'9) and to the Bedrooms. Both Bedroom One (11'9 x 10'9) and Bedroom Two/Study (11'8 x 9'2) have french doors giving access to the private rear deck and garden area which runs the width of the bungalow to the rear. Bedroom one has a large built-in wardrobe (3'9 x 3'9).



Bentley Court (Nos. 16, 17 & 18)

The Bentley Court apartment is the ground floor of a two storey design and has views over the beautiful open gardens to the front. The front door leads from the sheltered walkway into the open plan Kitchen and Living area (26' x 16'10) with French doors opening out on to the gardens at the front. The inner hall gives access to the Shower Room (9'4 x 6') with non-slip wet floors and high quality Novellini glass shower screens, the second WC (6'6 x 3'10) and to the Bedrooms. Both Bedroom One (13'4 x 11'7) and Bedroom Two/Study (13'4 x 7'9) have french doors giving access to the private deck and garden area which runs the width of the bungalow to the rear and is sheltered by the balconies above. Bedroom One has a large built-in wardrobe (4'9 x 3'10).

Bentley View (Nos. 28, 29 & 30)

The Bentley View apartment is on the second floor of a two storey design giving great views of the beautiful surrounding gardens of Broad Oak. Steps or a sloped walkway lead from the gardens to the covered balconies at the front of the properties. The front door leads into the open plan Kitchen/Living area (26' x 16'6) which also has French doors opening on to the balcony. The inner hall gives access to the Shower Room (9'9 x 6') with non-slip wet floors and high quality Novellini glass shower screens, the second WC (6'6 x 3'10) and to the Bedrooms. Bedroom One (12'8 x 11'7) has a large built-in wardrobe (4'9 x 3'10). Bedroom Two (13'11 x 7'9). Both Bedrooms have views of the gardens to the rear of the property.

Ellerslie (Nos. 14, 15, 21, 22, 23 & 24)

The Ellerslie design bungalow is a spacious two-bedroom (one with en-suite) bungalow with a generous Kitchen and Living Area (27' x 13') which has French doors opening to the front of the property. The central lobby gives access to the Shower Room (7'4 x 6') with non-slip wet floors and high quality Novellini glass shower screens, and to the Bedrooms. Bedroom One (15'6 x 9'10) has a large picture window and an en-suite Bathroom (7'4 x 6'). Bedroom Two/Study (11'1 x 10'6) has French doors leading out to the private deck or patio garden area which runs the width of the bungalow to the rear.



Glendower (Nos. 10,11,19, 26 & 27)

The Glendower design bungalow offers light and spacious accommodation comprising of an open plan Kitchen and Living area (20'6 x 13') which has French doors opening to the courtyard gardens at the front of the property. The central lobby gives access to the Shower Room (7'6 x 6'6) with non-slip wet floors and high quality Novellini glass shower screens, the second WC (6'2 x 3'10) and to the Bedrooms. Bedroom One (13'6 x 9'9) has a large picture window and large built-in wardrobe (3'4 x 3'10). Bedroom Two/Study (10'4 x 9'9) has French doors leading out to the private patio garden area which runs the width of the bungalow to the rear.

Winfathing (Nos. 12, 20 & 25)

The Winfathing bungalow is a corner plot design giving two patio garden areas. The front door leads into the light and spacious open plan Kitchen and Living area (26' x 17'). The kitchen has a vaulted roof space with several skylights, leading into the Living Area with French doors opening out on to the patio and garden area, which run the full width and side of the property. The central lobby gives access to the Shower Room (9'4 x 6) with non-slip wet floors and high quality Novellini glass shower screens, the second WC (6'2 x 3'10) and to the Bedrooms. Bedroom One (13'6 x 9'9) has a large picture window, generous built-in wardrobe (4'9 x 3'10) and French doors leading out to the patio and garden area at the rear. Bedroom Two/Study (13'4 x 8') also has French doors which lead out to patio garden area at the side of the property.

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Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.



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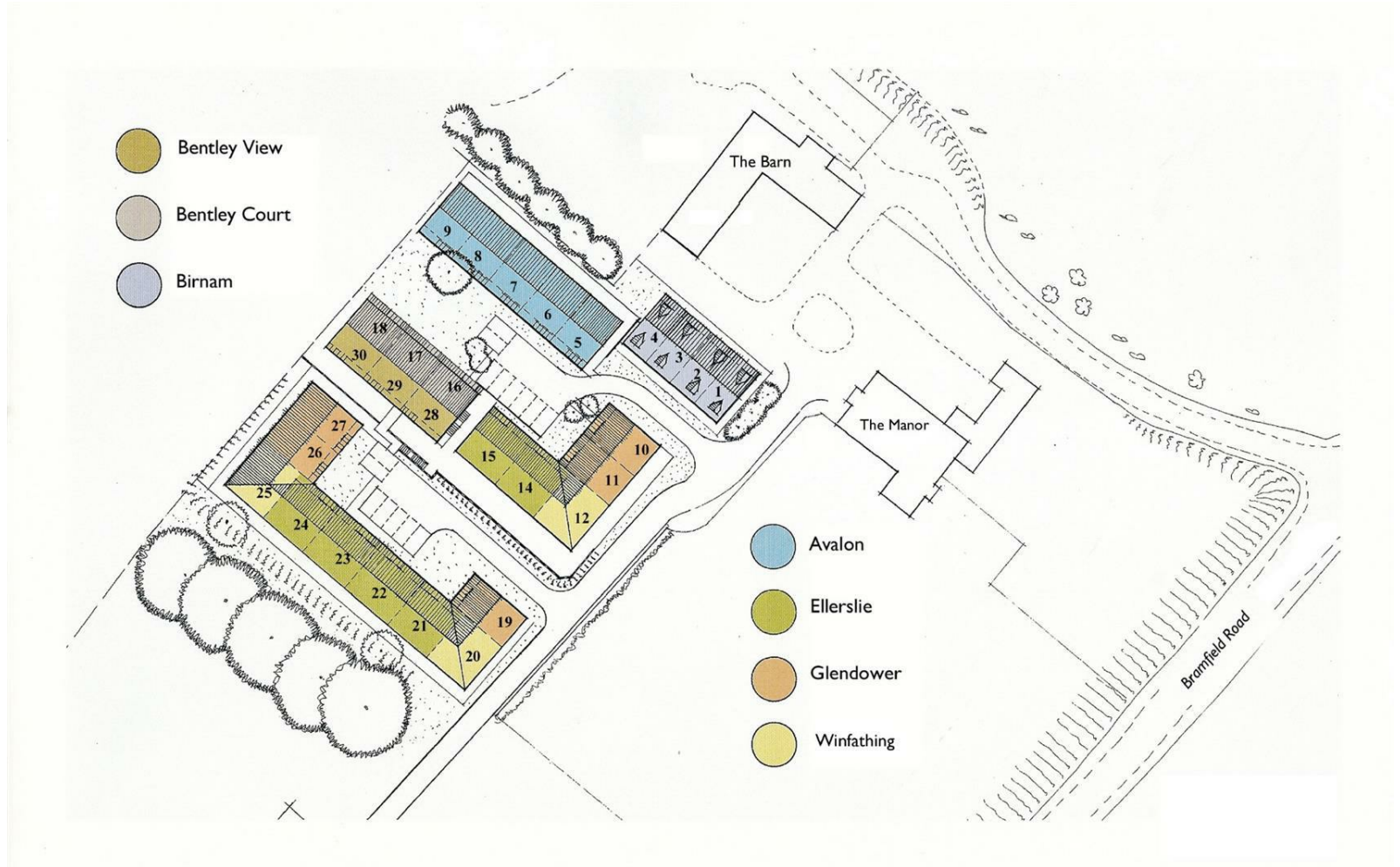
HERTFORD - A GREAT PLACE TO LIVE
The picturesque and historic county town of Hertford has so much to recommend it that it is easy to see why it has become such a popular place to live: pretty riverside walks, attractive period architecture, a thriving local community, Saturday Markets, Monthly Farmers' Markets, excellent cafes, restaurants and pubs with very good road and rail links to London. Hertford has it all.

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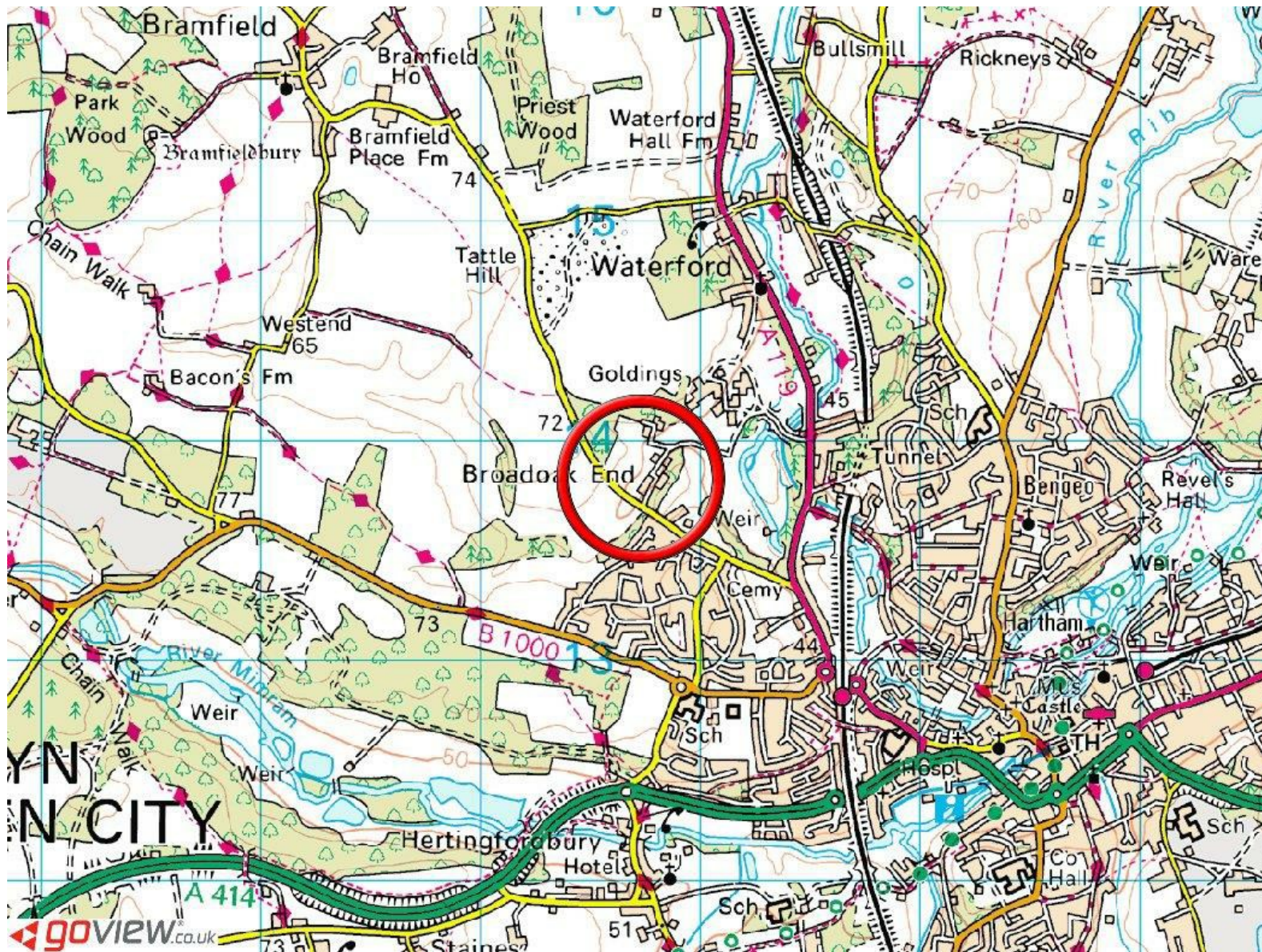


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Directions

From the A414 (Gascoyne Way) in Hertford, take the A119 (North Road) heading east towards Stevenage. Follow the road past Hertford North Railway Station, under the railway bridge and straight over the mini roundabout. In Approximately 500 yards turn left on to Bramfield Road. After around half a mile, turn right by the signpost and 75 yards down the lane turn left into the car park. Barn Reception is on your right.

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