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The beautifully simple new way to sell your home



Broad Oak Lane, Hertford

No 25 Broad Oak is a luxury assisted living cottage in a gloriously peaceful rural setting. Open-plan living room and kitchen, two bedrooms, bathroom and cloakroom. Private patio areas to side and rear. Use of superb shared facilities within beautifully converted period barn.

£425,000

01992 87 85 80



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 and lounge (coffee, teacakes and biscuits are available to residents and guests anytime during the day). Each property has been architect designed, with use of French windows to bring the outdoors inside - they are light and well laid out.

The living accommodation is open plan allowing plenty of space to fit in larger furniture (which people have often collected over the years). The high quality modern kitchens include electric hob, fridge/freezer, dishwasher and washer/dryer. The properties benefit from modern under-floor heating and argon filled double-glazing. The shower-rooms in the bungalows are designed with non-slip wet floors and high quality Novellini glass shower screen.

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 you current lifestyle with the flexibility to cater for future changes in circumstance.

There are other styles of retirement property available on site, so please do ask for full details and to arrange a viewing to see the facilities and meet the staff.

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, 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.

Accommodation

From the covered paved area to the front, glazed front door leads into:

Open Plan Living/Dining Room and Kitchen 26'0" x 16'10" (7.92 x 5.13)

A large room with vaulted ceiling, velux windows and separate sitting/dining area and kitchen with modern kitchen units including a new electric hob, fridge/freezer, dishwasher and washer/dryer. French doors to private patio. Door to the inner hall.

Inner Hall

Doors to bedrooms, bathroom and cloakroom.

Cloakroom 6'6" x 3'10" (1.98 x 1.17)

Low-level WC. Wash-hand basin.

Bedroom One 13'4" x 11'7" (4.06 x 3.53)

Window to the side. French doors to the side. Fitted wardrobe. Large cupboard.

Bedroom Two 13'4" x 7'9" (4.06 x 2.36)

French doors to the side.

Bath and Shower Room 9'4" x 6'0" (2.84 x 1.83)

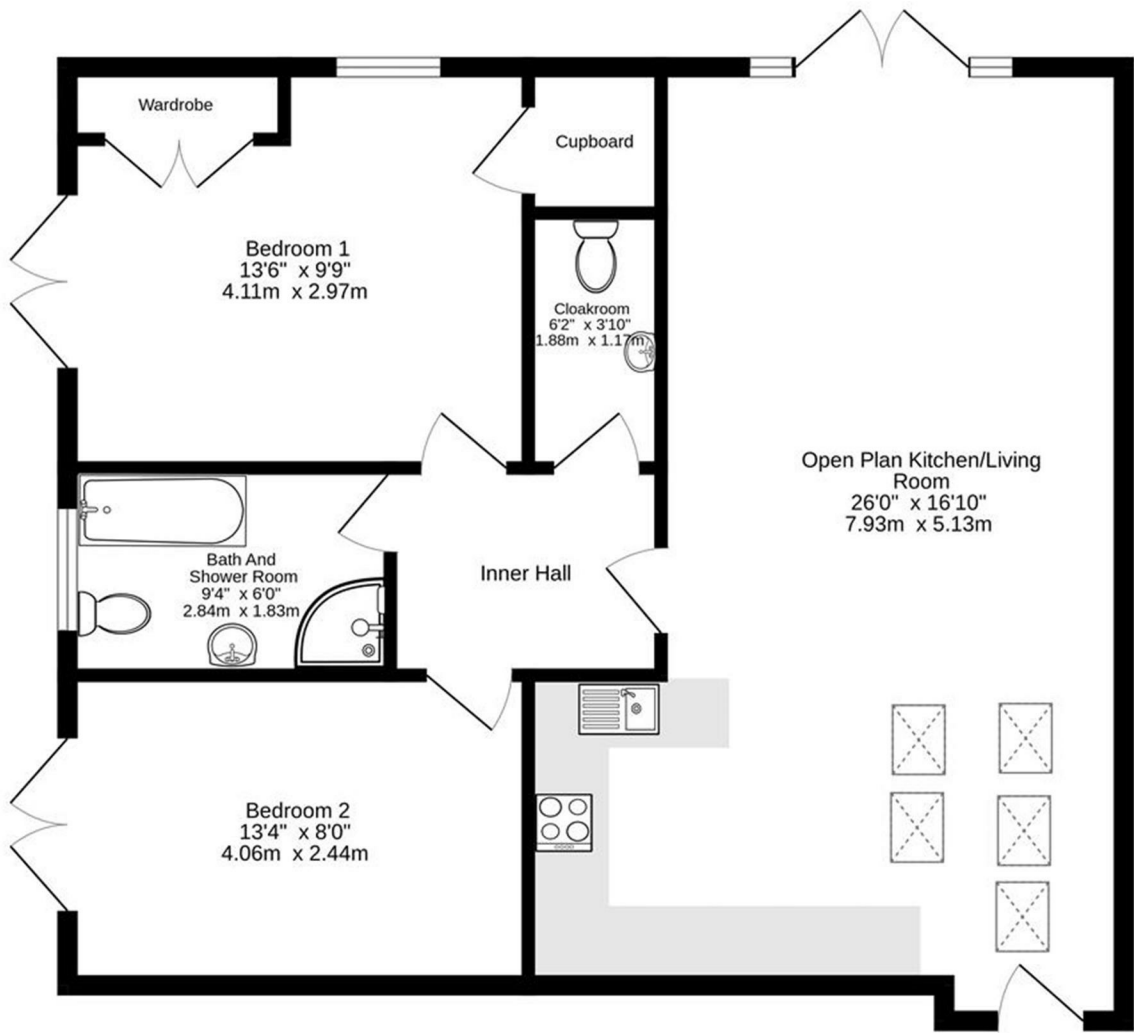
Window to side. Fitted Shower unit with high quality Novellini glass shower screen. Bath. Low-level WC. Wash-hand basin.

Outside



The property comes with the exclusive use of a private garden area with two patios and lawn.

Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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