



5 Great Oak Court

Hunsdon | Nr Ware | Herts | SG12 8AN

FINE & COUNTRY

5 Great Oak Court, Hunsdon, Nr Ware, SG12 8AN

This fine detached family house, built to a high specification offers generous and well proportioned accommodation that approaches 4000 sq'. The house is perfect for those looking for a flexible layout with two good size separate reception rooms together with a wonderful large family sized kitchen/living/dining room, all of which is complemented by four double bedrooms, two of which are en suite and a huge American style basement room presently used as a gym and cinema room but ideal for a variety of uses and for those working from home.

The house enjoys a lovely position in this exclusive gated cul de sac of just six substantial detached houses. The setting is perfect for those wishing to be on the fringe of the pretty village of Hunsdon, close to rolling countryside but also only a few minutes' drive from the neighbouring towns of Ware and Harlow together with rail connections into London.



STEP INSIDE

5 Great Oak Court, Hunsdon

One is greeted by a large, spacious central hallway with cloakroom/WC off, tiled floor and stairs down to the basement level. Stairs also rise up to the first floor. The living room is a good size double aspect room with contemporary style wood burning stove giving a lovely focal point to the room. There is a good size study/playroom with fitted shelving and cupboards that overlooks the rear garden and the paddocks beyond. The heartbeat of the home is the fantastic kitchen/dining/family room. A wonderful room with ample space for all the family to enjoy. The kitchen area is well fitted with an extensive range of wall and base units with granite worktops and integrated appliances including double ovens set beneath a five burner hob and extractor. Space for a large fridge/freezer, dishwasher, coffee maker and a microwave oven. There are windows to two aspects, and a breakfast bar. The kitchen is large enough for a full 8 to 10 seat dining table and is open plan to the sitting/family area. French doors lead out to the garden and an open fireplace gives a lovely focal point to the room. Adjoining the kitchen is a useful utility room with door to the outside and also a cloaks/boot room.

From the hallway stairs lead down to the basement level. There is a hallway from which a door opens into a very large L- shaped basement reception room. An amazing space that can be used for so many purposes. Presently, there is a large area used as a gym at one end and a cinema/sitting room at the other. This really needs seeing to fully appreciate the space on offer.

Moving up to the spacious first floor landing off which are the bedrooms and the attractively fitted family bathroom with bath and separate shower. Both the principle and the guest bedrooms are large double bedrooms with their own en suite shower rooms. The third and fourth bedrooms are also generous double bedrooms.









STEP OUTSIDE

5 Great Oak Court, Hunsdon

Situated in the highly sought after village of Hunsdon, the property is well placed for those seeking a semi-rural setting, without isolation, yet within easy reach of local stations at St Margaret's (2.5miles) and Harlow (3.7 Miles).

The A414 and A10 provide first-class links to the M25 and the surrounding area. The pretty market towns of Ware, Hertford and Bishops Stortford are all within easy reach as is access to excellent schooling throughout the East Herts area.

General Information:

Local Authority: East Herts DC 01279 655261 Council Tax Band: H.

LPG central heating. Underfloor heating on the ground floor and radiators elsewhere.

Mains water and electricity. Drainage is by septic tank.

The residents contribute annually to the upkeep of Great Oak Court
The vendor informs us that the approximate annual charge is presently in the region of £500





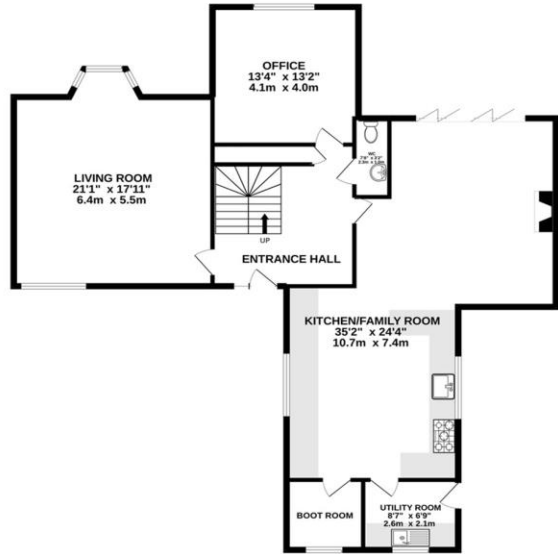
LOCATION

Situated in the highly sought after village of Hunsdon, the property is well placed for those seeking a semi-rural setting, without isolation, yet within easy reach of local stations at St Margarets (2.5miles) and Harlow (3.7 Miles). The A414 and A10 provide first-class links to the M25 and the surrounding area.

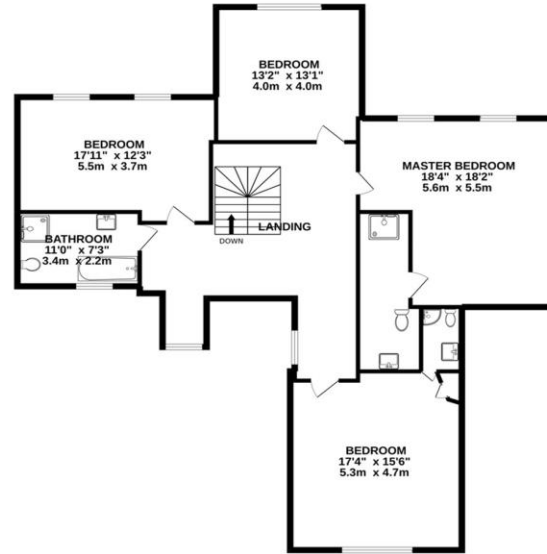
The pretty market towns of Ware, Hertford and Bishops Stortford are all within easy reach as is access to excellent schooling throughout the East Herts area.

5 GREAT OAK COURT

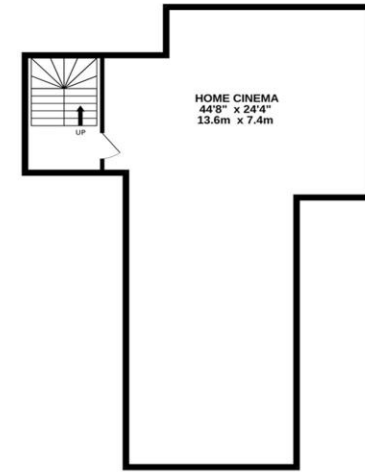
GROUND FLOOR
1399 sq.ft. (129.9 sq.m.) approx.



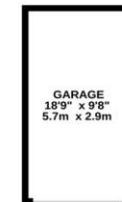
1ST FLOOR
1422 sq.ft. (132.1 sq.m.) approx.



BASEMENT
900 sq.ft. (83.6 sq.m.) approx.



GARAGE
181 sq.ft. (16.8 sq.m.) approx.



TOTAL FLOOR AREA : 3902 sq.ft. (362.5 sq.m.) approx.

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.



AGENTS NOTE: Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. **Floorplans** are for guidance only, are not to scale and should not be relied upon for their accuracy



Fine & Country – selling the finest homes in Hertfordshire
21 Baldock Street, Ware, Herts SG12 9DH
Tel: +44 (0)1920 443898 | ware@fineandcountry.com

FINE & COUNTRY
fineandcountry.com™