



Hadham End,  
Medcalf Hill, Widford, SG12 8TA

FINE & COUNTRY

## Hadham End, Medcalf Hill, Widford, SG12 8TA

A Beautiful grade II listed home, sympathetically extended over the years from the original 1730's cottage. This family home has been restored throughout and extended to create a wonderful five-bedroom house which would suit a family.

There is also a detached double garage and annex in the grounds for families looking to bring all their generations together or alternatively enjoy a home office. The accommodation in total is approximately 3918 sq. ft.

The plot is approximately 1.65 acres, set behind electric gates with a large driveway, beautiful gardens, and paddock to the rear. The current owners are exploring options to build an agricultural style Dutch barn dwelling to the rear paddock. No planning submitted and drawings available on request.

If you are looking for a home with potential to build or develop this is absolutely something to view.



# STEP INSIDE

## Hadham End

A stunning Grade II listed family home, refurbished and re designed to create the ultimate family home.

The house offers a warm modern welcome into a light and airy double height hallway at the heart of the house with porcelain tiled flooring and French doors to the rear leading out to the courtyard/patio and gardens.

A full height double doorway leads you into the modern kitchen dining area, the heart of this home. A wood burning stove, and doors leading out to the secluded courtyard/patio area make this a great entertaining space.

Entering the older part of the house you feel that you are stepping back into time; there is a cosy sitting room with wood burning stove and utility with cloakroom just to the side, a library, and a gym / music room with the original feature front door dating from an earlier remodelling in 1929 when the house was a collection of three workers cottages.

The main living room is the most magical space in the home and part of the oldest section of the building, with inglenook fireplace, exposed beams and a doorway leading out the rear courtyard/patio. 1920's pitch pine parquet flooring is a feature of both living room and the gym / music room.

On the first floor in the older part of the house there is a stunning master bedroom with vaulted ceiling, ensuite bathroom and dressing room, two further bedrooms with ornate fireplaces and a beautiful, panelled bathroom.

Across the landing, the most recent addition to the house accommodates two large double bedrooms with views into the gardens and a modern shower room.

The landing is light and airy and brings the old and new together with French doors and Juliette balcony overlooking the gardens.









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FIRST CLASS WAITING ROOM

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# STEP OUTSIDE

## Hadham End

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The 1.65-acre property is set behind bespoke electric gates leading to a spacious forecourt with double garage, and plenty of space of all the family to park.

The mature gardens are beautifully maintained and secluded with a pretty patio area to the rear of the property, a great spot to sit and have a glass of wine or read a book.

The garden is laid with lawn with various tree and shrub borders; an elevated area great for entertaining and enjoying spectacular sunsets across the rolling countryside.

To the rear of the garden, a large shed, fruit trees and a vegetable garden are sheltered behind a yew hedge. A secluded area that has previously been home to a flock of chickens.

To the rear of the property is a paddock of approximately 0.6 acres, with some ancient fruit trees, elevated and backing on to farmland. You appreciate the views across the countryside from all directions.

The current owners had a dream to one day potentially build a home on the paddock. An agricultural style Dutch barn of approximately 2500 sq. ft. has been designed to sit discreetly back on the higher part of the paddock and out of sight from the main house.

We do have drawings of ideas the owners have produced to offer vision. No formal planning applications put forward and this would be for the buyer to do if they wish so.













# LOCATION

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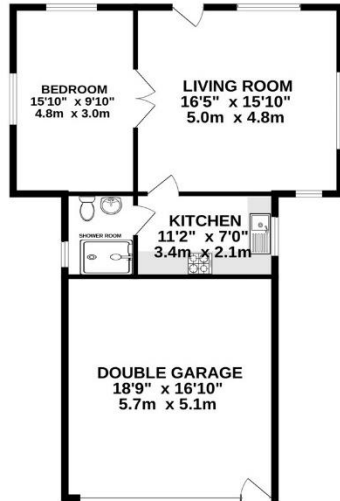
Hadham End, Widford is a desirable East Hertfordshire village that is well placed midway between Much Hadham and Hunsdon and neighbouring towns of Bishop's Stortford and Ware.

The property is 7.5 miles to Bishops Stortford Station and 4.9 miles to Ware Station and 5.7 miles from Harlow Town Station.

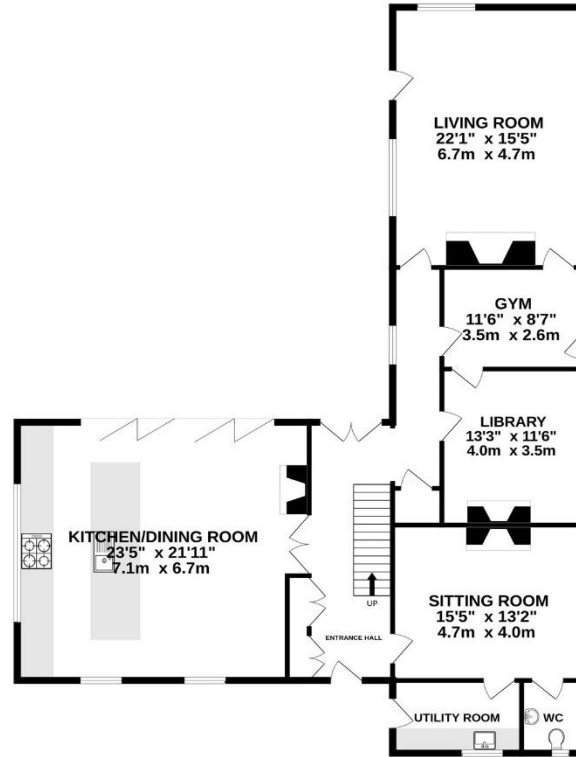
The local area is Surrounded by fantastic state and private schools; Hockerill Anglo European College and Bishops Stortford College in Bishop's Stortford, St Edmunds College in Ware and Haileybury in Hertford.

# HADHAM END

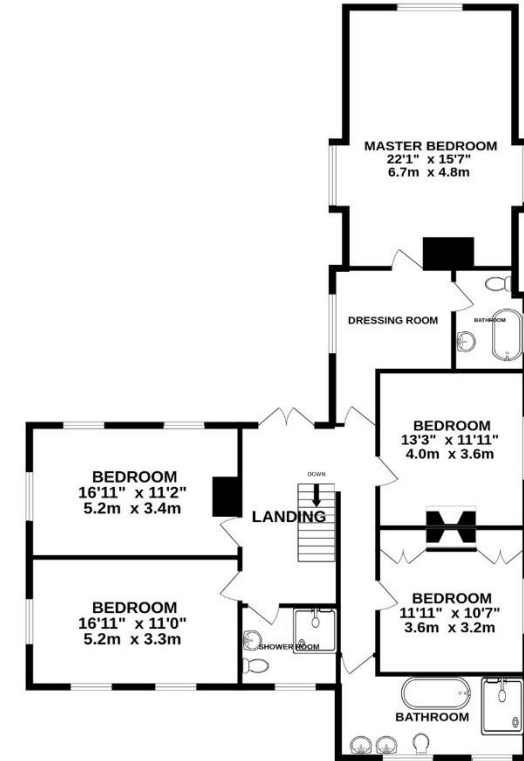
ANNEXE  
850 sq.ft. (79.0 sq.m.) approx.



GROUND FLOOR  
1588 sq.ft. (147.6 sq.m.) approx.



1ST FLOOR  
1480 sq.ft. (137.5 sq.m.) approx.



TOTAL FLOOR AREA : 3918 sq.ft. (364.0 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



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