



Kings House
5 Poles Park | Hanbury Drive | Thundridge | Nr Ware | Herts | SG12 0UD

KINGS HOUSE

This imposing country residence is set in an exclusive private gated cul de sac in the grounds of Hanbury Manor Golf and Country Hotel within a 'long iron' of the first tee.

Built in a Jacobean style and offering elegant and stylish accommodation the property was built in 1996 and has been significantly extended and refitted by the present owners to the highest of standards. Poles Park is entered through automatic security gates and the private driveway is lined with similarly impressive homes. Further electric gates allow access into the carriage driveway of Kings House where one finds the manicured gardens and the triple garage.







STEP INSIDE

The front door opens an impressive reception hall with a spectacular staircase and galleried landing rising impressively in front of you. The accommodation is beautifully presented throughout, and provides an ideal configuration in which to live and entertain. Constructed and finished to a very high specification with high ceilings, a mix of polished marble or porcelain floors, luxurious bathrooms, two downstairs cloakrooms, a stunning drawing room with magnificent fireplace, a lovely dining room and a stunning bespoke fitted kitchen/breakfast room. A wonderful family space with full width bi folding doors opening out onto the gardens. The bespoke, Clive Christian Kitchen is comprehensively fitted with an excellent range of units and high end appliances and there is a useful prep kitchen adjoining. There is a further sitting room and an impressive large study/snug, ideal for those working from home. On the first floor the hexagonal shaped galleried landing provides access to all five bedrooms. The master bedroom suite enjoys a luxurious en suite bathroom and a dressing room. The guest bedroom also benefits from an en suite bathroom and has doors leading onto a roof terrace. There are three further bedrooms, one en suite, and a luxurious family bathroom.





























STEP OUTSIDE

Kings House is set in landscaped grounds of half an acre. To the front, the garden has areas of manicured lawn either side of the carriage driveway. There is side access to the main gardens that extend to the rear and sides of the house. To the rear, adjoining the house, one finds a large, impressive patio with lawn interspersed with shrubs, trees and hedging. The lawns extend to the side of the house and again are attractively planted and landscaped and lead to an impressive swimming pool terrace with summer house, pergola and a plant room. The swimming pool itself also enjoys a spa end and pool lighting. A wonderful place for all the family to enjoy on a summers day. The gardens are complimented by extensive outside lighting and an irrigation system.

There is a triple garage with mezzanine floor above, lighting, tiled flooring, a utility area and powered doors. This is a home that has everything, even a private Golf Buggy so that the keen golfer can drive straight out onto the fine golf course that adjoins Poles Park.



LOCATION

Thundridge is a picturesque East Hertfordshire village approximately twenty seven miles from Central London. It has a village store/tearoom, church and a primary school. For more comprehensive shopping requirements there is the historic Ware Town just two miles distant and the neighbouring County town of Hertford closeby. For the commuter there is are excellent train services into London Liverpool Street station from Ware station and Hertford East stations and into Moorgate from Hertford North station. The A10 which connects to the M25 at junction 25 is also on the doorstep. There is an excellent selection of schools, both state and private within the area to include Haileybury College, St Edmunds College, Heath Mount and Presdales. For leisure facilities Kings House has the advantage of Hanbury Manor on its doorstep having an excellent golf course and country club leisure facilities. The surrounding countryside provides for riding, walking, and water sports.



INFORMATION

Local Authority: East Hertfordshire DC 01279 655261

All mains services are connected.

Service charge for the upkeep of the private drive and shared areas is approximately £2153.60 for 2024.

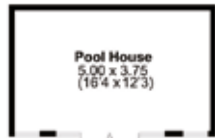
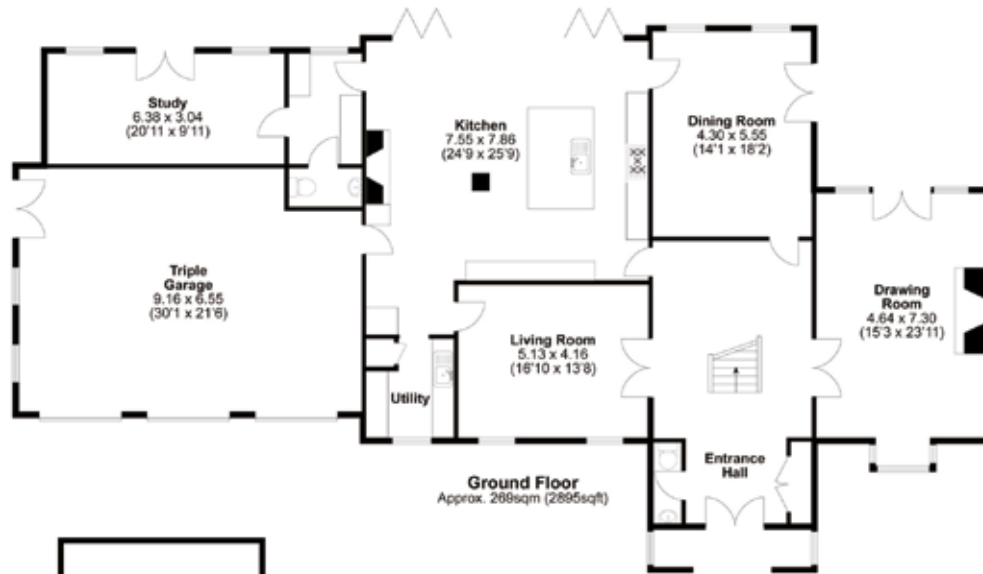
The swimming pool is heated by 2 recently installed air source heat pumps.

Council Tax Band; H

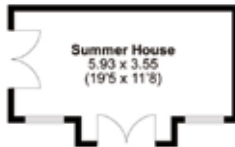
Energy Rating: C

Tenure: Freehold

KINGS HOUSE



Approx. 18.75sqm (201sqft)

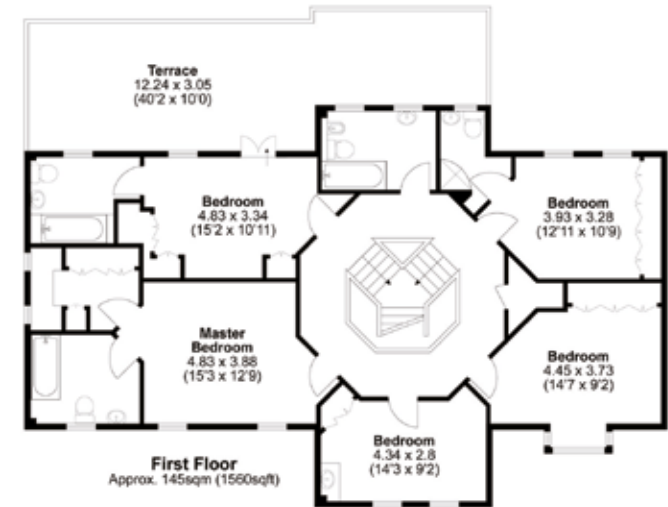


Approx. 18.5sqm (199sqft)

TOTAL FLOOR AREA: 4855 sq.ft. (451 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.

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Fine and Country Ware
Hertford & Welwyn, 21 Baldock Street, Ware, Hertfordshire, SG12 9DH
01920 443898 | stephen.ensum@fineandcountry.com

