



Broken Green Farm

Broken Green | Nr Standon | Herts | SG11 1NH

FINE & COUNTRY

Broken Green Farm, Broken Green, Nr Standon, SG11 1NH



STEP INSIDE

Broken Green Farm

A beautiful 17th century former farmhouse that has been meticulously renovated in a stunning Art Deco style. This fine home is set in grounds approaching four and a half acres with a independent three bedroom cottage and additional renovated barns and outbuildings.

This is a home that will suit those with equestrian interests, those who wish to run a business from home, those seeking separate accommodation for family members or to let out, or simply those seeking a fine, substantial family home in a wonderful and convenient setting. The house has been sympathetically renovated to combine original period features and vaulted ceilings with contemporary and Art Deco design and fittings all of which work cleverly together to offer spacious family accommodation with a real wow factor.

As one enters, the reception hallway takes your breath away. It is quite simply, stunning and points to the quality and style that is found throughout the house. The stairs are ahead of you and split to both sides taking you up to the galleried landing. Off the hallway there is a study and a family room together with a cloakroom and side lobby. A fine drawing room with high vaulted ceiling and gallery above provides a spectacular room in which to relax. Exposed timbers, brickwork and an Art Deco fireplace really set this room off. Doors open out to the gardens. Adjoining this room is the large dining room which is open plan to the conservatory. A fabulous room to entertain friends and family. The kitchen/breakfast room has been bespoke fitted with an extensive range of units and an island together with numerous integrated appliances including a Japanese hotplate and a steamer. Doors open into the garden.

Moving upstairs the impressive galleried landing overlooks the reception hall with a bespoke steel and glass minstrel's gallery overlooking the drawing room. The principal and guest bedroom suites each enjoy en suites and dressing rooms, the third bedroom has an en suite shower room and the fourth double bedroom is next to the family bathroom.















STEP OUTSIDE

Broken Green Farm

Broken Green Farm is the only house found at the end of a small no through country lane. Approached through electric gates the gravel driveway leads up to extensive parking areas and to the block paved courtyard area that is bordered by one of the barns and the cottage. The driveway continues dissecting the formal gardens and the paddock. The paddock is grassed and is surrounded by post and rail fencing or hedges. There is menage 40m x 20m (132' x 66').

The formal garden is laid to lawn where one finds an attractive large fishpond enclosed by planting and railway sleepers. A large patio adjoins the house.

THE COTTAGE is of brick construction, an excellent size with two first floor bedrooms and a spacious ground floor bedroom. In addition, there is a well fitted kitchen and a comfortable sitting room.

THE BARN. There are three useful barns (approx 5830 sq ft in all) which have been refurbished in recent years and provide useful space for a variety of purposes. In addition is a useful storeroom.





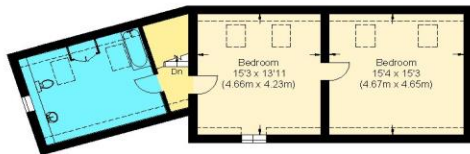
LOCATION

Broken Green is a rural hamlet situated on the edge of Wellpond Green and close to the sought-after villages of the Much Hadham, Little Hadham and Standon, all situated to the west of Bishop's Stortford. For the commuter the A10 is accessed at Puckeridge (2 miles), or the M11 is accessed at Bishop's Stortford (6 miles). Rail connections are found in nearby Ware, Hertford and Bishops Stortford.

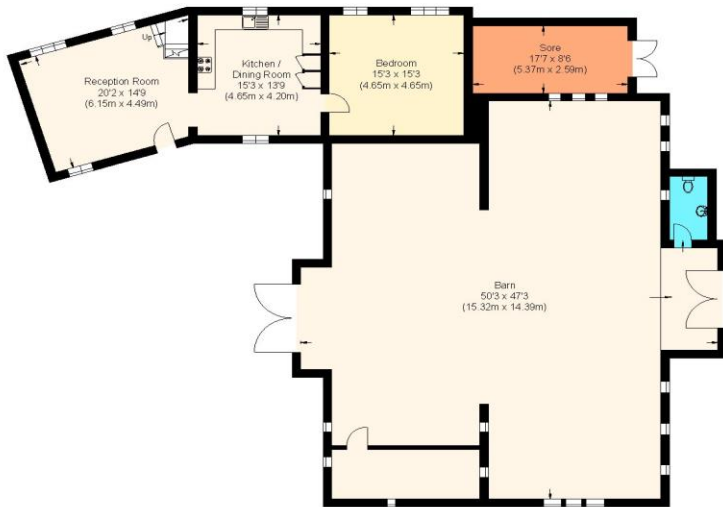
There are many footpaths and bridleways in the area and recreational amenities are numerous. Many fine golf courses including East Herts, Bishops Stotford and Hanbury Manor are all closeby.

Education is well catered for with highly regarded state and private schools including St Edmunds College, Haileybury, Bishops Stortford College, Heath Mount and Duncombe School all within easy reach.

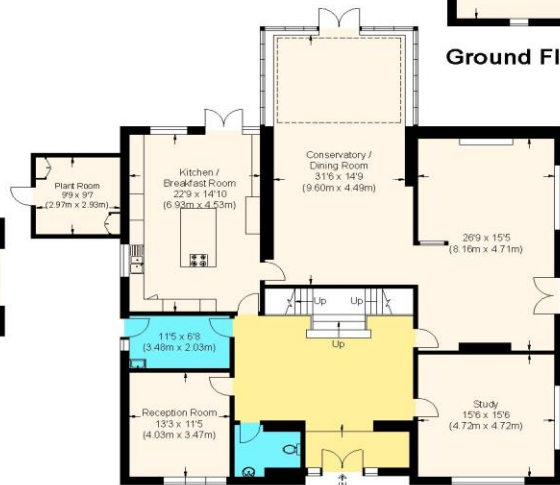




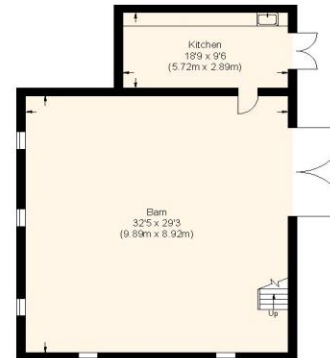
First Floor



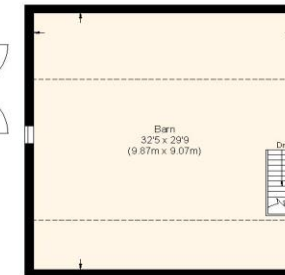
Ground Floor



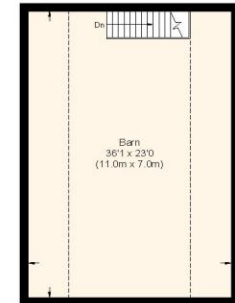
Ground Floor



Ground Floor



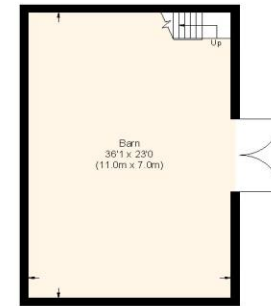
First Floor



First Floor



First Floor



Ground Floor

Broken Green Farm, SG11

Approximate Gross Internal Floor Area : 387.11 sq m / 4166.82 sq ft

(Including Voids)

Store Area : 13.94 sq m / 150.05 sq ft

Barn Area : 531.20 sq m / 5717.79 sq ft

Cottage Area : 131.92 sq m / 1419.97 sq ft

Total Area : 1064.17 sq m / 11454.63 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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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