



South Lawn

Frogmore Hall | Frogmore Park | Watton At Stone | Hertford | Hertfordshire | SG14 3RU

FINE & COUNTRY

STEP INSIDE

South Lawn

A stunning ground floor, luxury two-bedroom apartment, situated in Frogmore Hall, Frogmore Park. Frogmore Hall is a Grade II listed Victorian property set within 12 acres of grounds and woodland surrounded by parkland and rolling Hertfordshire countryside. This delightful home offers approximately 2027 sq. ft of accommodation. The accommodation is set on one level, and has a private garden, allotment area and ornate Victorian terrace. There is a basement room with a large storage cupboard and utility room, which can be accessed within the apartment. The property flows seamlessly and boasts high ceilings and large, picturesque windows that allow light to flood through. The property is accessed via a communal door to the front and offers rear access from the South Lawn. An allocated parking space and garage with plenty of visitors parking. Exempt from EPC, Council tax band F, share of freehold with a lease of 999 years from 24th June 2007.

Step Inside

A beautiful entrance, through a solid wooden front door with entry phone system leads you into a communal hallway and into the door to South Lawn. A light and spacious entrance hallway, with high ceilings, leads you to the drawing room. This is a grand and spacious room with feature fireplace, original large windows and French doors leading out to the Victorian terrace, letting plenty of light flood through. There are many original features, dado rail, cornicing and original sash windows with functioning shutters. A lovely entertaining space or a place to relax and enjoy the views of the South Lawn and surrounding parkland. There is a stunning dining room which has beautiful leaded light windows featured across the rear of the property and a door leading out to the Southwest facing private garden. There is plenty of space for a dining table and seating area where you can just enjoy the natural light from inside. The kitchen is spacious, with windows to the front overlooking the formal grounds, and an original feature panelled wall dividing the hallway, with the top section glass to let the light flow through the hallway and study area. There are two bedrooms, the master bedroom with dual aspect windows and French doors leading out to the terrace, a walk-in dressing area and fabulous bathroom with roll top bath and separate large walk-in shower. The second bedroom faces the front of the building with a beautiful bay window and feature cast iron fireplace and a large ensuite shower room. There is a cloakroom just off the hallway and a separate doorway taking you down to an enclosed basement level room with a large storage cupboard and separate utility room without the need to go outside, unlike the other apartments in the main building.











STEP OUTSIDE

South Lawn

Step Outside

Set within 12 acres of beautiful parkland and woodland in rolling Hertfordshire countryside with plenty of lovely walks to enjoy. This property has a private Southwest facing rear garden, which is laid to lawn with a mature herbaceous border around the lounge bay windows and a Victorian terrace with beautiful, tiled floor and ornate wrought iron privacy fence where we believe once stood a conservatory.

There is a garage and allocated parking space and plenty of visitor parking available for guests. The property has a private setting with electric gate and entry system. There is a gravel driveway leading you to the property and communal front door to the front and private door to the rear, from the South Lawn.

Location

The property is set on the outskirts of Watton at Stone and a short drive to Hertford, nicely nestled within the grounds of Frogmore Hall and the stunning 12 acres of parkland and surrounding countryside.

The property is 1.8 miles to Watton at Stone, 6.2 miles to Hertford North and 7.4 miles to Hertford East stations. The area is well known for fantastic schooling found throughout the surrounding area, such as Heath Mount and Haileybury college.

Local Authority: East Herts DC 01279 655261.

Council Tax Band: G £3618.71

EPC: Exempt

Share of freehold.

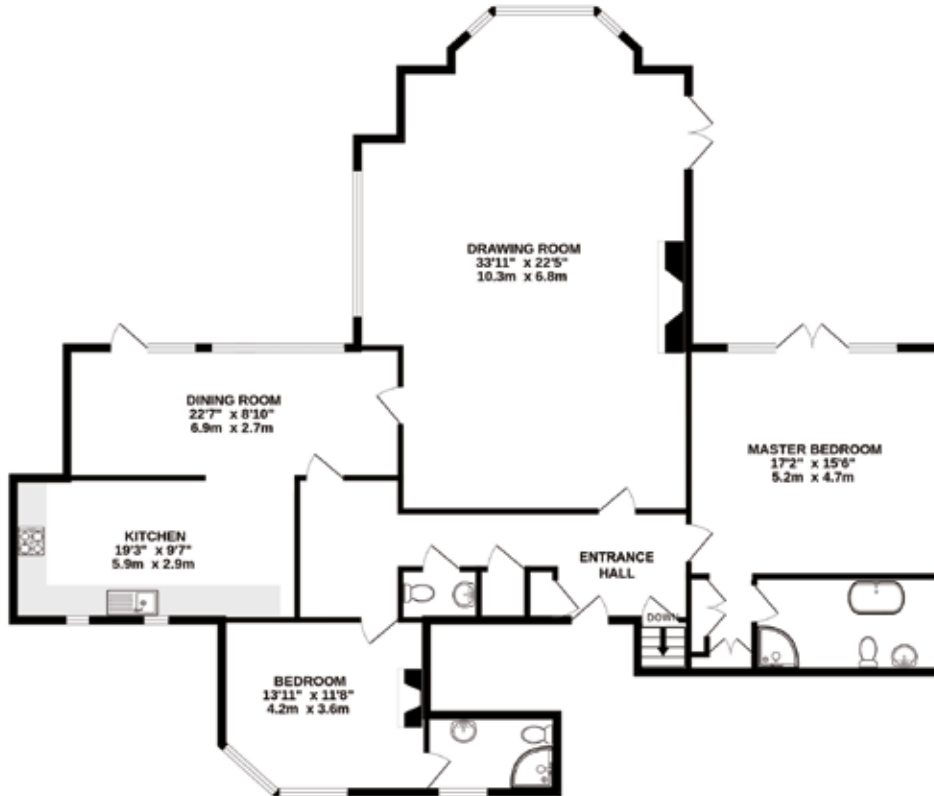
Service Charges and Ground rent £2180.50 per quarter

Lease 999 years from 24th June 2007



SOUTH LAWN

GROUND FLOOR
1836 sq.ft. (170.5 sq.m.) approx.



BASEMENT
191 sq.ft. (17.8 sq.m.) approx.



TOTAL FLOOR AREA : 2027 sq.ft. (188.3 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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