



Yewtree House  
High Street | Hunsdon | Ware | Hertfordshire | SG12 8NT



# YEW TREE HOUSE

*Yewtree House has been a perfect home for the present owners for the last 23 years who have enjoyed the benefits that Hunsdon and village life brings together with being so conveniently placed for those who need to be within easy reach of the nearby stations that are found at Harlow, St Margaret's and Ware, all of which are within 10 or 15 minutes drive and offer excellent connections into London's Liverpool Street Station.*















# STEP INSIDE

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The house itself was individually designed and has a wonderful layout. There is a large welcoming central hallway with a downstairs cloakroom off and doors into the reception rooms and family sized kitchen. The living room is a bright and spacious family room with twin French doors to the rear into the garden and windows to the front and the side aspects. The fireplace and wood burning stove provide a lovely central focal point in the room and give a really cosy feel. At the front of the house one finds a large triple aspect dining room with an impressive bay window to the front. A great room for entertaining family and friends. To the rear is an excellent family room/snug with French doors onto the garden. The kitchen/breakfast room is a good size and well fitted with an extensive range of units, built in electric double oven and a gas hob. Double aspect to the front and the rear this is the natural hub of the home with plenty of space for a large breakfast table. Adjoining is a useful good size utility room, well fitted with door into the garden, appliance space and a cupboard housing the gas fired boiler that serves the hot water and radiators.

Upstairs is a large landing off which is the principal bedroom suite and three further double bedrooms each with fitted cupboards/wardrobes and an excellent well fitted family bathroom with bath, separate shower cubicle, WC and bidet. The large principal bedroom has windows to the front and the rear with a dressing area and well appointed en suite bathroom. Stairs lead off the landing to the top floor where one finds another good size and very flexible room. Perfect for those who work from home or as a playroom. There is access into two large loft storage rooms.















































## STEP OUTSIDE

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The gardens are a particular feature of the house. Approached at the front off the High Street behind a brick wall, the gravel driveway provides parking for numerous vehicles and leads to the detached double garage with twin up and over doors, light and power. The front garden is laid to lawn with mature shrubs and trees including two Yew Trees from which the house takes its name.

The rear garden is a delight and has been beautifully landscaped and planted. A large patio stretches across the rear of the house taking full advantage of the southerly aspect the rear garden enjoys. There are well stocked flower beds and borders, a pergola, mature shrubs and trees and high hedging. At one side is a large vegetable garden and a greenhouse.













# GENERAL INFORMATION

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## Location

Situated in the heart of the highly sought after village of Hunsdon, the property is well placed for those seeking a village life without isolation, with the nearest stations being at St Margarets and Harlow both just 3 to 4 miles away and serving Liverpool Street. The A414 lead to the A10 and M11 providing 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

All mains services are connected. A gas fired boiler serves radiators and the hot water, The hot water also is effectively supplemented by solar panels thereby reducing the running costs of the house.

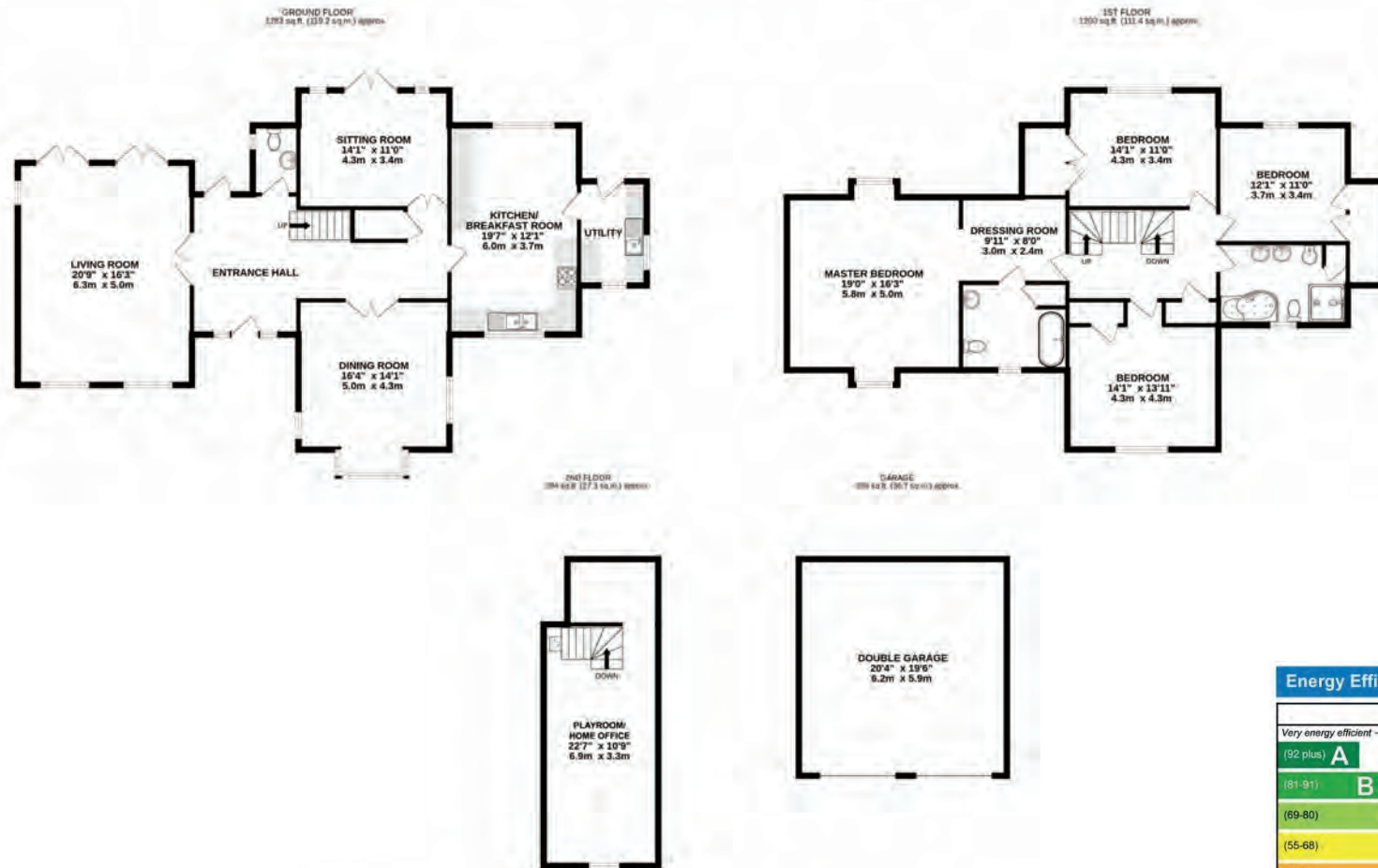
Local authority: East Herts DC 01279 655261

Council Tax Band: G. EPC (energy rating) C

There is a restrictive covenant preventing the property from being a public house and selling alcohol !



# YEWTREE HOUSE



TOTAL FLOOR AREA : 3172 sq.ft. (294.7 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

Council Tax Band: G  
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 12.02.2025









# FINE & COUNTRY

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*We value the little things that make a home*

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FOUNDATION

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