

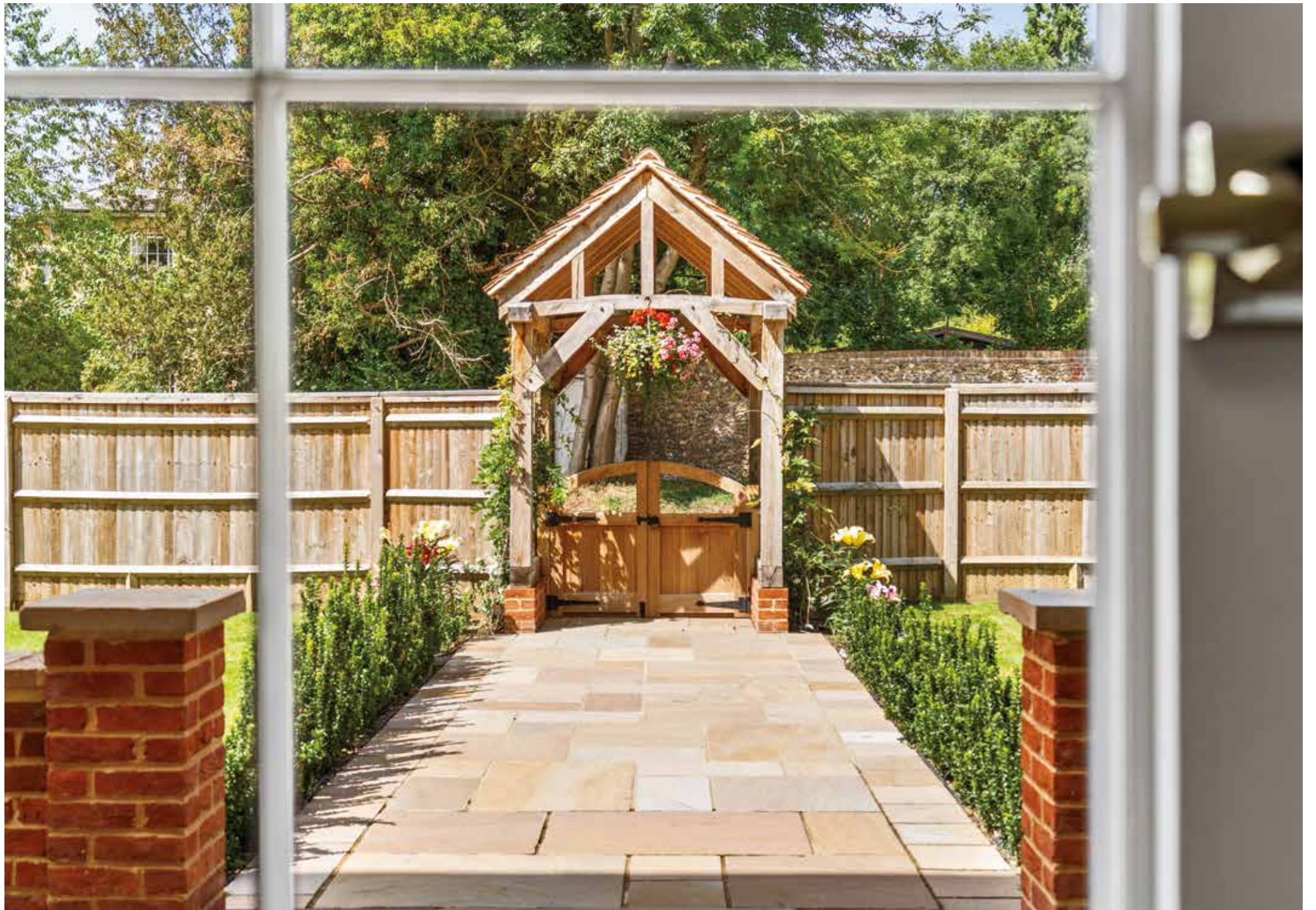


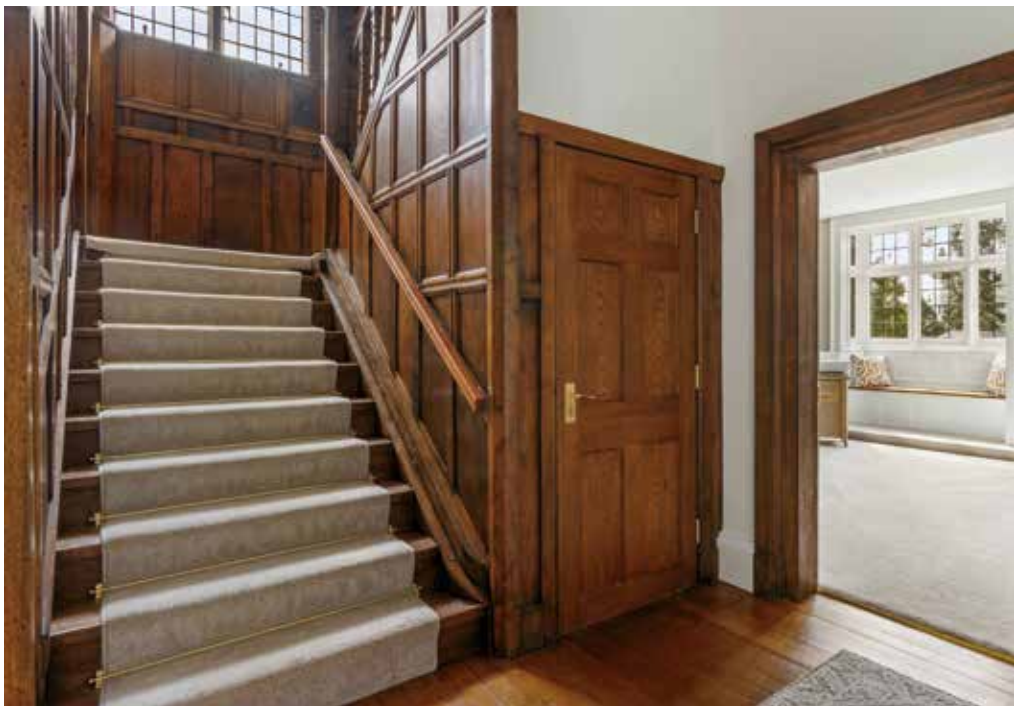
Hare House  
Hare Street | Buntingford | Hertfordshire | SG9 0DY

# HARE HOUSE

*Hare House is an iconic grade 2\* land mark period residence which has been meticulously and quite spectacularly refurbished over the last 7 years by the current custodians to now offer for sale a once in a lifetime opportunity to purchase this superb piece of British history. The earliest parts of the building date from the late 16th or early 17th century, Hare House is set in manicured grounds approaching 1.5 acres and offers 8412 square feet of accommodation arranged over 4 floors that provides 9 bedrooms and 6 receptions to the main house with the addition of the 2 bedroom adjoined annexe which is arranged over 2 floors. Planning permission has been granted to build a detached car port (3/25/0459/HH) and swimming pool (3/21/2932/HH) within the grounds. Hare House is located in Hare Street which is a pretty East Hertfordshire village that offers superb access into Buntingford and Royston with excellent schooling locally and is surrounded by charming countryside.*







# STEP INSIDE

Ground floor & Basements - As you enter the reception hallway the tone is clearly set of what to expect moving forward. A mix of Georgian symmetry and Tudor internal panelling can be found all the way through this exquisite family home. Formal dining room which can host easily upwards of 14 guests to your immediate left with the drawing room to your right, both rooms a delight to be in. The sitting room/study can be access via the drawing room or the conventional lobby/hallway, this room is tucked away and enjoys wonderful views of the rear gardens. Moving back through the hallway is where the stunning kitchen can be accessed, located towards the rear of the house and accessing the utility its positioned perfectly to act as the hub and heartbeat of the home, this has been finished to perfection with a large central island, 3 ovens, wine cooler and snazzy breakfast bar. The utility is a very good size, it has its own exterior access point, WC and stairs which lead down to the laundry room. The cinema room is accessed directly from the lobby and is a fantastic room to get away from the rest of the house to relax, unwind and watch your favorite film in. In addition there is the family room, games room and WC which can be shared with the annexe or closed off depending on ones living arrangements, both ground floor rooms in the annexe can access the rear gardens directly.

First Floor & Second Floor - The large open staircases lead you to the first floor landing which again are awash with this beautiful and immaculate internal oak panelled walls. In Hare House, there are 6 bedrooms (2 with en-suite) a family bathroom on the first floor. The annexe can be accessed via bedroom 6 which then gives the addition of 2 further bedrooms, a kitchen, bathroom and its own lounge. The principle room is of particular note, measuring 21'6 x 16'10 and hosting a superb en-suite bath room. Moving up to the second floor a further 3 bedrooms can be found along with a large bathroom and separate WC.

Total accommodation 8412 square feet







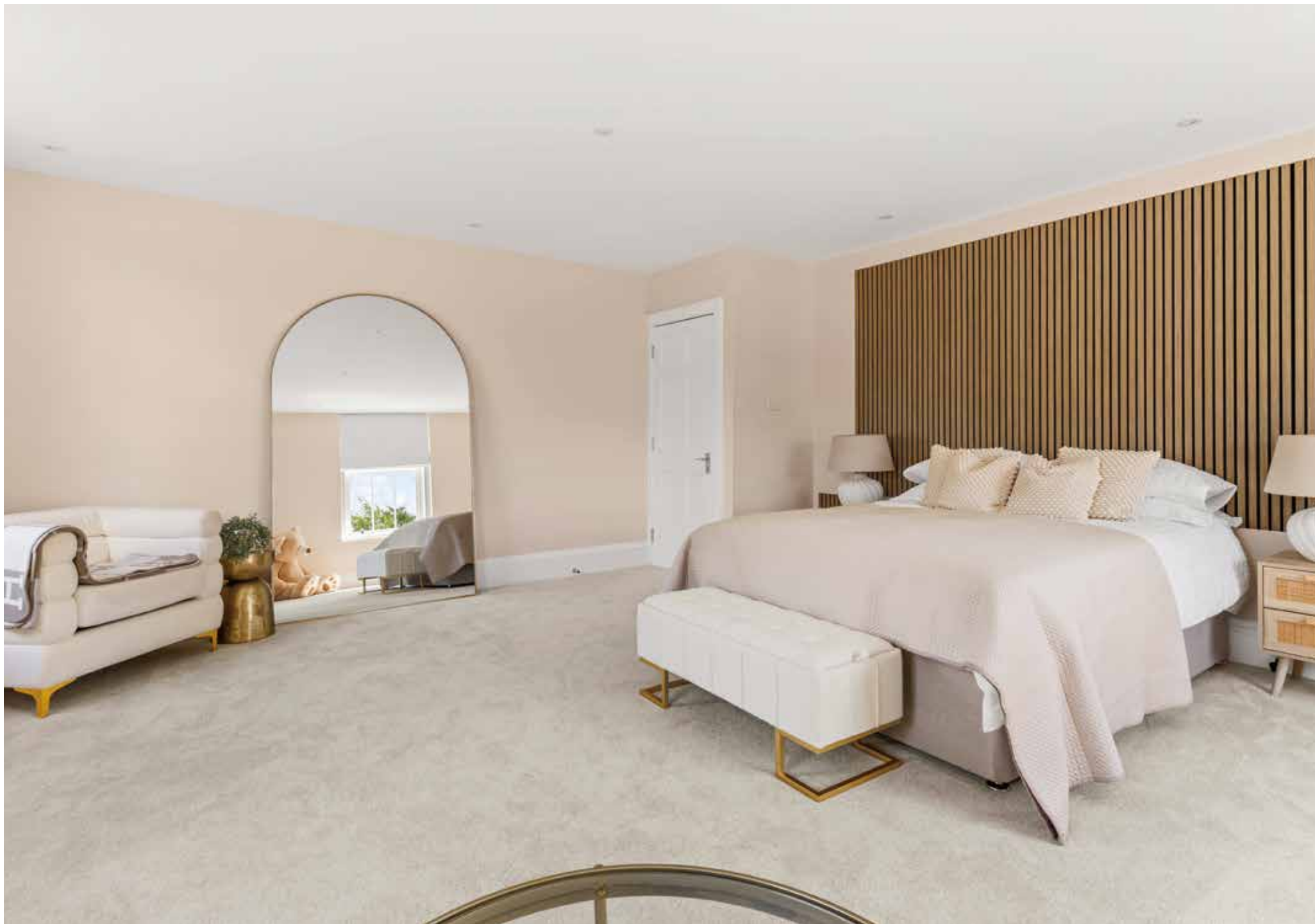






















### Location

Hare House is situated in the village of Hare Street and is well placed for those seeking a semi-rural lifestyle without the feeling of being isolated. The neighbouring market town of Buntingford is nearby and provides for most everyday needs with a delightful old high street lined with shops, cafes, pubs and restaurants with a large Co Op supermarket and excellent well-regarded schools. Stations are also not too far away in Ware (11 miles) or Royston (7 miles), both bustling and pretty market towns with more extensive amenities and rail connections into London. Throughout the surrounding countryside are footpaths and bridleways, some brilliant village pubs and for golfers, East Herts, Whitehills and Barkway Golf courses are also close by.





#### Other Information

Mains Water

Mains Drainage

Oil Fired central heating

East Herts local authority

Grade 2\* Listed

EPC Rating - C

Planning permission through East Herts granted under the following links - [3/21/2932/HH](#) & [3/25/0459/HH](#)

## HARE STREET HOUSE



**TOTAL FLOOR AREA: 8412 sq.ft. (781.5 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.

Council Tax Band: H  
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





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*We value the little things that make a home*

THE FINE & COUNTRY  
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