



Shepherd Hamels Mansion, BUNTINGFORD SG9 9NA

welcome to

Shepherd Hamels Mansion, BUNTINGFORD

GUIDE PRICE £430,000 - Step back into the 'Golden Age' with this beautifully segregated Elizabethan mansion flat situated within approximately three acres of gardens and views over looking East Hertfordshire Golf Course offered with a vacant possession.

Lounge/Dining/Reception Room

21' 3" max x 20' 9" max (6.48m max x 6.32m max)

Coved and Skimmed Ceilings with inset spotlights with wood flooring and ornate skirting and architraves, bathed in natural light from its large dual aspect double glazed windows overlooking the grounds and the golf course, modern full height radiators.

The contemporary kitchenette is made of a combination of gloss white base level units with Quartz work surfaces housing the inset stainless steel sink with Mixer tap, Ceramic Hob, as well as the integrated dishwasher and full height wood effect cabinets housing the integrated fridge-freezer, waist height oven and microwave.

Master Bedroom

11' 4" x 13' 1" (3.45m x 3.99m)

Skimmed Ceilings with inset spotlights in each corner of the room, north facing large double glazed windows overlooking Hamels Cottages, contemporary skirting and ornate architraves, stonemasonry features above walkway to dressing area and ensuite.

Ensuite

Skimmed ceilings with inset spotlights, fully tiled walls and floor with fitted and isolated extractor, heated towel rail, concealed cistern WC, Large rain fall shower and wand shower with inset mosaic tiled shelving, wall mounted wash basin.

Second Bedroom

8' max x 18' max (2.44m max x 5.49m max)

Skimmed ceilings with inset spotlights, built in wardrobes, contemporary skirting and architraves, Carpeted Flooring, full height radiator, and large

northerly aspect double glazed window overlooking Hamels Cottages,

Bathroom

Skimmed ceilings with inset spotlights and isolated extractor, fully tiled contrast walls and tiled flooring, heated towel radiator, Panel enclosed bath with rainfall shower and wand over, wall mounted wash basin and concealed cistern WC





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- GUIDE PRICE £430,000
- 999 YEAR LEASE
- SHARE OF FREEHOLD
- APPROX. 3 ACRES KEPT GARDEN
- GRADE II LISTED ELIZABETHAN PERIOD FLAT

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: F Service Charge: 4094.88

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2017.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WRE107693 - 0005

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