

Bourneside

Much Hadham, Hertfordshire







An impressive family home set in beautiful countryside on the edge of a much sought after village.

Bishop's Stortford 3 miles, M11 7.4 miles, Harlow 6 miles, Central London 32 miles.

(Distances approximate).



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Summary of accommodation

Entrance hall | Dining room | Drawing room | Snug | Study | Kitchen/breakfast room | Utility room | WC | Boot room

Principal bedroom with dressing room and en suite bathroom | Five further bedrooms | Two en suite bathrooms | Family bathroom

Garden and Grounds

Lawned gardens | Terrace | Swimming pool | Pool house | Garage | Tool shed | Wood store

In all about 1.74 acres

Situation

Bourneside is located just outside the much sought-after village of Much Hadham, which has a thriving community and a well-regarded primary school. The countryside surrounding Much Hadham and the Vale of Ash is well known for its rural appeal, quite a rarity in such close proximity to London.

The market town of Bishop's Stortford is about 3 miles away and provides a wide range of shops, services, and some excellent schools, particularly the renowned Bishop's Stortford College. In addition, Haileybury, St Edmunds and Heath Mount are a short distance away, as well as excellent state schools in the area.

Bourneside is well located for the commute to central London via the M11 and A10. There are direct rail services to London Liverpool Street from Bishop's Stortford (from 37 minutes) and Harlow (from 27 minutes). Stansted International Airport is located just to the east of Bishop's Stortford and has flights to numerous international destinations.

There are a number of golf courses locally including Much Hadham Golf and Country Club, Hanbury Manor and East Herts Golf Club.



Bourneside

Bourneside is approached via electric gates leading to a gravel circular driveway up to the house. The property underwent extensive renovation in 2014, including extensions, complete refurbishment, rewiring and replumbing throughout.

Upon entering, the front doors open into an impressive reception hall featuring a stunning marble staircase that ascends to the first floor next to a striking floor-to-ceiling window that curves beautifully. Off the main hall, there are three exceptional reception rooms: a cosy TV snug, a formal dining room, and a drawing room with a magnificent marble fireplace and French doors leading to the terrace. The kitchen is bright and airy, equipped with top-of-the-line appliances including a hot water tap, dishwasher, Miele appliances, and a drinks fridge, as well as French doors opening to the gardens. Adjacent to the kitchen are the utility room and a boot room, with direct access to the garden.

The hand-carved wooden bannister and marble staircase flows gracefully to the first-floor landing. The principal bedroom boasts triple aspect views over the gardens, a private balcony, an en suite bathroom, and a dressing room.

There are four additional bedrooms, two of which have en suite bathrooms, while the other two share a family bathroom. The second floor offers additional space, perfect for a bedroom or playroom. The attic is fully insulated and provides ample storage.









Outbuildings

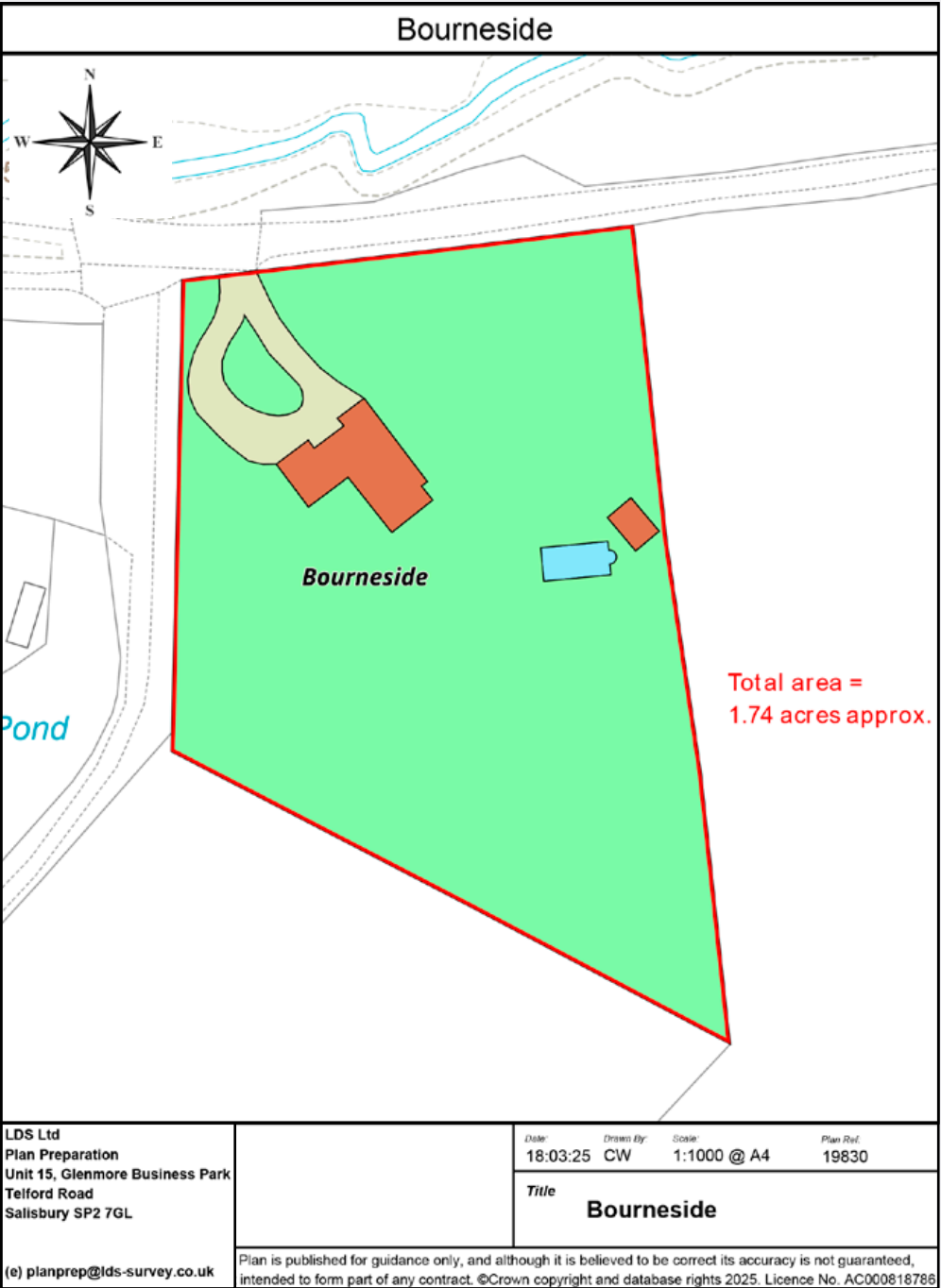
The well-insulated double-door garage offers versatile space that could be used for a gym, office, or car storage, and includes a convenient electric car charging point.

Additionally, there is a tool shed and wood store.

Grounds

Set within around 1.74 acres of land, the grounds feature a blend of mature trees, apple trees, lawns and beautiful herbaceous borders. The generous sized swimming pool is surrounded by York stone, complete with a jacuzzi and a fully equipped pool house offering changing room, central area with fridge and sofa, shower room, mezzanine storage area and a separate WC. Heat exchange system.





FLOORPLANS

Approximate Gross Internal Floor Area

Main House: 360 sq m / 3,875 sq ft

Garage: 42 sq m / 452 sq ft

Outbuildings (Excl. Log Store): 49 sq m / 742 sq ft

Total Area: 451 sq m / 5,069 sq ft

Swimming Pool: 48 sq m / 516 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Property Information

Services:

Mains electricity, mains water, oil fired central heating, private drainage.

Tenure:

Freehold.

Local Authority:

East Hertfordshire District Council.

Tel: 01279 655261

Council Tax:

Band H

EPC:

Rating D

Postcode:

SG10 6ER

what3words:

///stuff.risky.cattle

Viewings:

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2025. Photographs and videos dated March 2025.

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