



The Croft Arch Road Great Wymondley, SG4 7EU

A substantial 6 bedroom Victorian residence set in beautiful grounds of 0.88 of an acre, with views over paddock and the Church Green to St Mary's. This much loved and cared for character house, which was built in 1890, incorporates many original features and benefits from having a triple garage with attached home office, all weather tennis court and plenty of additional parking space.

Guide price £2,000,000

The Croft Arch Road

Great Wymondley, SG4 7EU



- Impressive country house set in grounds of 0.88 of an acre
- Spacious home office with adjoining triple garage and ample parking on the drive
- Total floor area inclusive of outbuildings just under 5000 sq. ft
- Many original features including open fireplaces
- All weather tennis court
- Great Wymondley is a welcoming North Hertfordshire village with a great local pub serving home cooked food and a notable grade 1 listed church
- 4 reception rooms, 6 large bedrooms, 2 bathrooms, wet cellar
- Views across the church green and neighbouring paddocks
- Hitchin town centre (2 miles), mainline station (2 miles)

GROUND FLOOR

Reception Hall

Cloakroom WC

Drawing Room

23'4 x 15'8 (7.11m x 4.78m)

Dining Room

18'10 x 15'8 (5.74m x 4.78m)

Sitting Room

19'1 x 18'1 (5.82m x 5.51m)

Conservatory

14'6 x 12'7 (4.42m x 3.84m)

Kitchen

16'3 x 11'4 (4.95m x 3.45m)

Breakfast Room

17'10 x 16'10 max (5.44m x 5.13m max)

Utility Room

10'4 x 8'7 (3.15m x 2.62m)

Boot Room

Cellar

17'1 x 13'1 (5.21m x 3.99m)

FIRST FLOOR

Landing

Bedroom Two

18'11 x 12'7 (5.77m x 3.84m)

Bedroom Three

19'1 x 12'8 (5.82m x 3.86m)

Bedroom Four

13'3 x 9'9 (4.04m x 2.97m)

Bedroom Five

14'4 x 8'11 (4.37m x 2.72m)

Family Bathroom

SECOND FLOOR

Principal Bedroom

20'7 x 16'9 (6.27m x 5.11m)

Adjoining Bathroom

Bedroom Six

15'8 x 7'2 (4.78m x 2.18m)

EXTERNALLY

Triple Garage

28'5 x 18'4 (8.66m x 5.59m)

Home Office (adjoining)

All Weather Tennis Court

Extensive Gardens

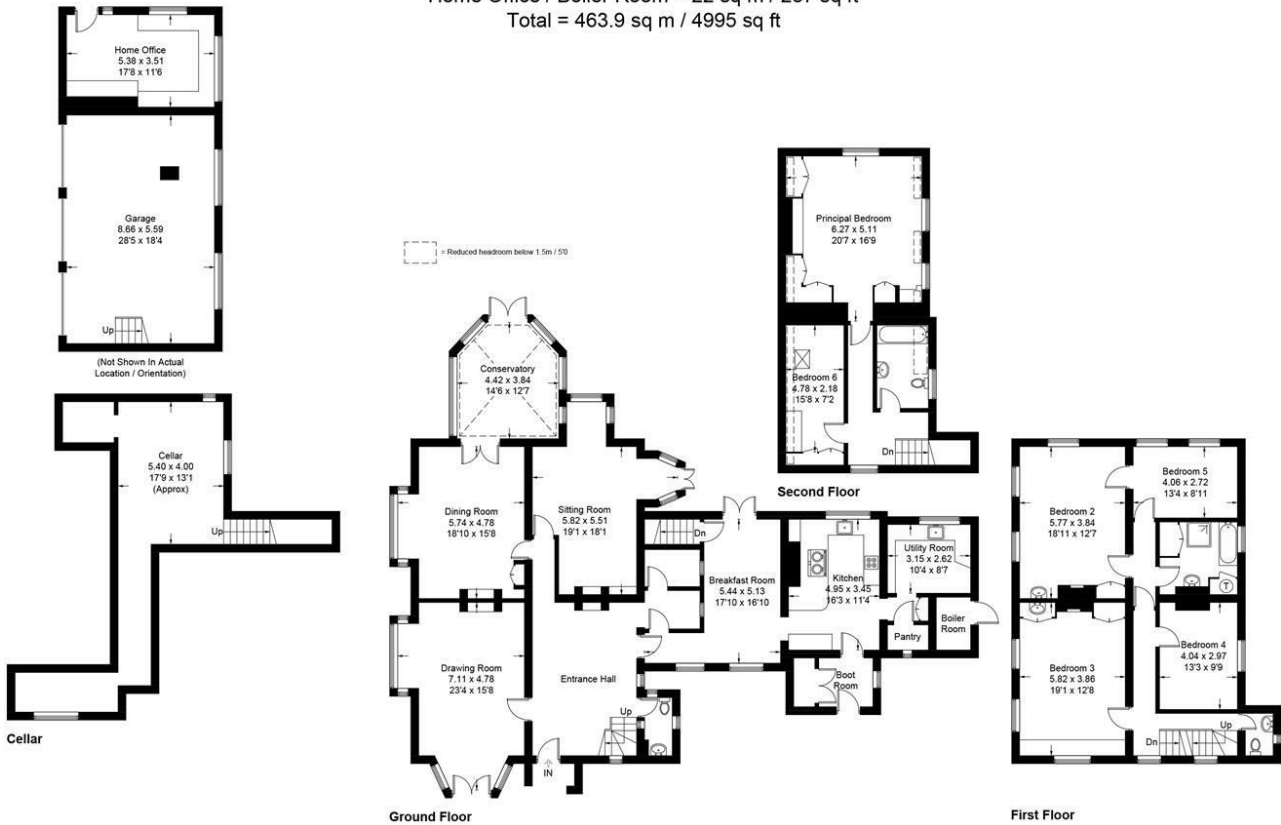


[Directions](#)



Arch Road, Great Wymondley

Approximate Gross Internal Area = 389.4 sq m / 4192 sq ft
 Reduced Headroom = 4.4 sq m / 48 sq ft
 Garage = 48.1 sq m / 518 sq ft
 Home Office / Boiler Room = 22 sq m / 237 sq ft
 Total = 463.9 sq m / 4995 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1127490)

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