



SIMPLY HOMES

Goldings Estate

Hertford SG14 2PX





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A truly remarkable & unique property - An opportunity to acquire this rarely available and spacious 3-bedroom, Edwardian home located within the prestigious Goldings Estate, Hertford. The home previously served as the gardener's cottage for Goldings Estate and offers a wealth of character and semi-rural living.

Entering the grounds, you are met by breath taking views of the surrounding 110-acre estate. The access road provides an unrivalled approach through the Estate and boasts various beautiful Victorian infrastructure.

The ground accommodation comprises of a sizeable, dual aspect sitting room, dual aspect formal dining room, study, and downstairs cloakroom/WC. The front aspect kitchen/diner consists of a range of base/eye level units, oak worktops, feature fireplace and various freestanding appliances.

To the first-floor landing, where you are again met with an abundance of character alongside the 3 bedrooms with an en-suite to the principal room, completing the first floor is the family bathroom.

The large and private garden is accessed via the rear of the property, having been tastefully landscaped and featuring direct access to the estates well maintained grounds. The property is also supplied with vast amounts of off-street parking.

Hertford Town and North Train Line with links into London's Kings Cross and Moorgate is roughly a 20-minute walk. There is also a useful bus route at the entrance of Goldings.







- Wych Elms Cottage -

- Ground Floor -

Entrance Hallway

Kitchen/Dining Room 11'6" x 20'0" (3.52m x 6.11m)

Office 9'6" x 11'1" (2.90m x 3.40m)

Inner Hallway

Living Room 13'10" x 20'6" (4.24m x 6.26m)

Sitting Room/Bedroom 13'10" x 14'4" (4.24m x 4.38m)

Cloakroom/Utility Room

- First Floor -

Landing

Bedroom One 12'2" x 16'9" (3.72m x 5.11m)

En-suite

Bedroom Two 12'2" x 10'11" (3.72m x 3.34m)

Bedroom Three 8'4" x 11'1" (2.56m x 3.40m)

Family Bathroom

- Exterior -

Driveway

Garden

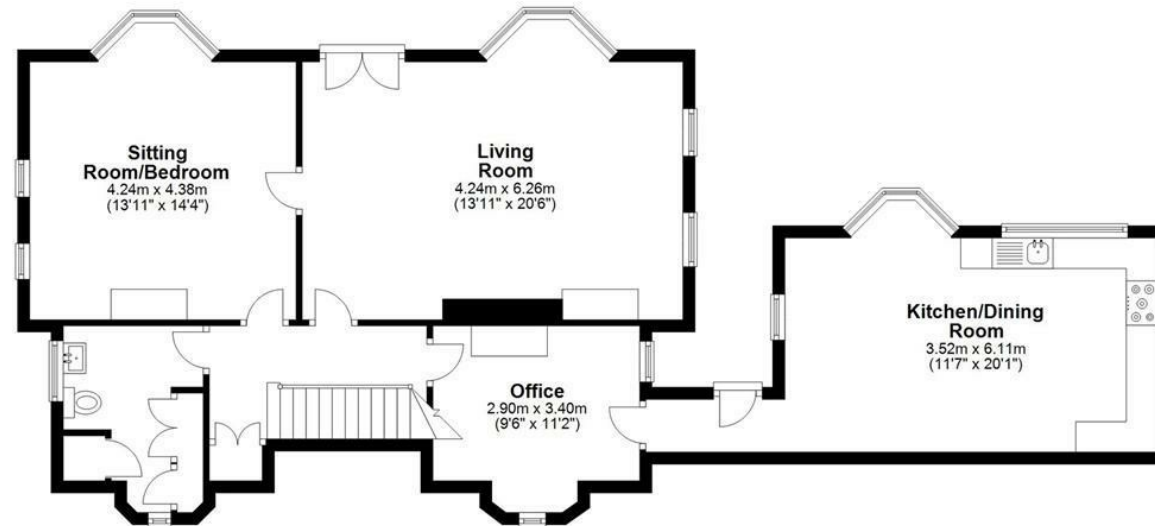
Communal Gardens





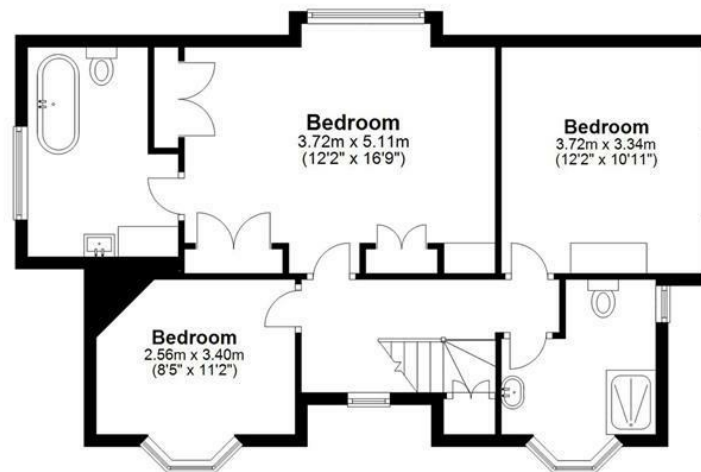
Ground Floor

Approx. 94.2 sq. metres (1013.8 sq. feet)



First Floor

Approx. 64.7 sq. metres (696.2 sq. feet)



Total area: approx. 158.9 sq. metres (1710.0 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.









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