



Roxford House, St. Marys Lane, Hertford

SG14 2LF

Offers In Excess Of £1,500,000



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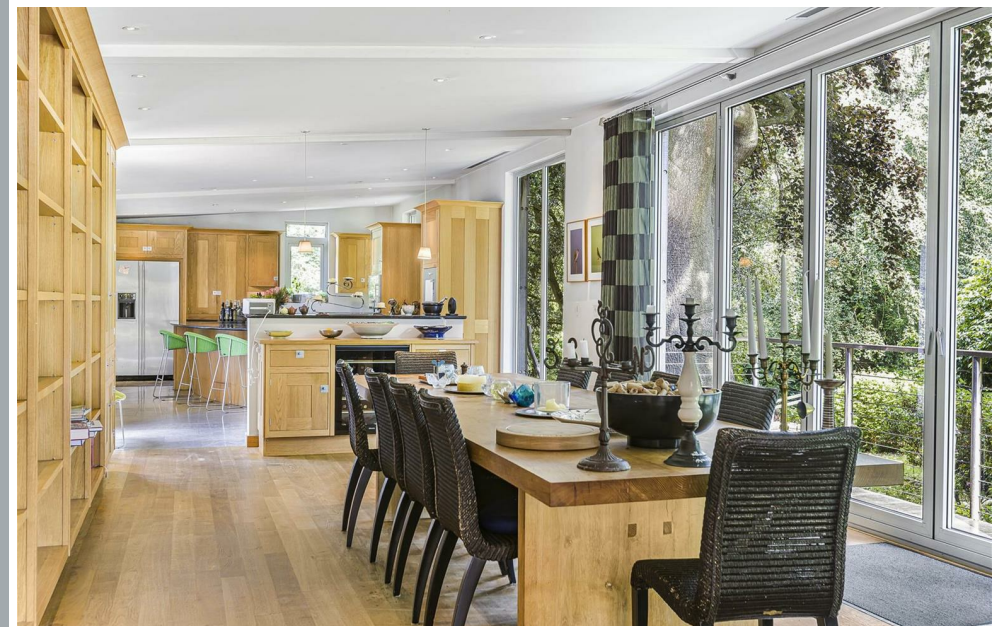
## Roxford House St. Marys Lane, Hertingfordbury, Hertford, Hertfordshire, SG14 2LF

An outstanding Grade II listed Georgian country home which has benefited from contemporary extensions offering versatile accommodation of approximately 5600 sqft. The accommodation which is arranged over three floors includes 4 principal reception rooms, an impressive double height studio, kitchen/breakfast room and a wine cellar. On the first floor, there are 4 bedrooms, 3 bathrooms and an addition bedroom on the second floor. Externally, the property is set within gardens and grounds of nearly 3.25 acres and feature an outdoor swimming pool, River Lea frontage and a double garage.

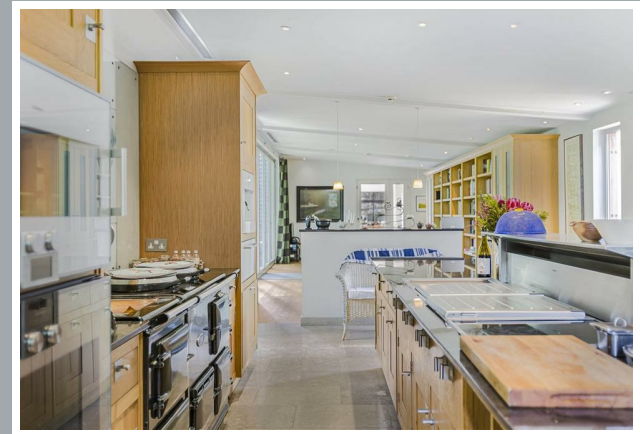
The property is located towards the end of a private lane nestled amongst beautiful countryside, on the southern outskirts of the picturesque village of Hertingfordbury. The village offers a thriving community, along with a village pub, cricket green and tennis courts. Hertford town centre is less than 2 miles away providing an wide choice of shops and restaurants. There is also excellent state and private schooling for all ages.



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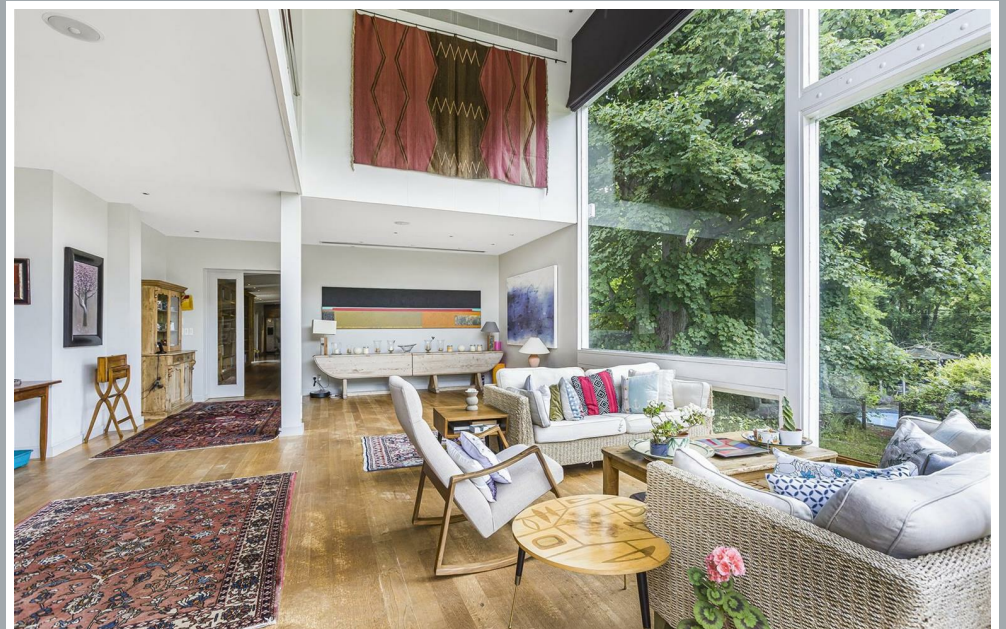
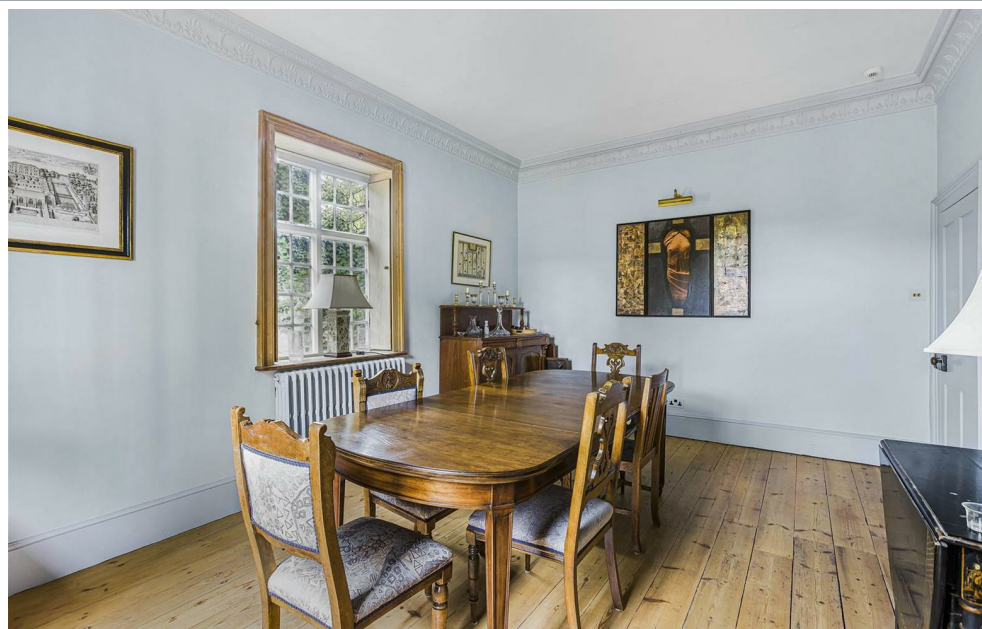
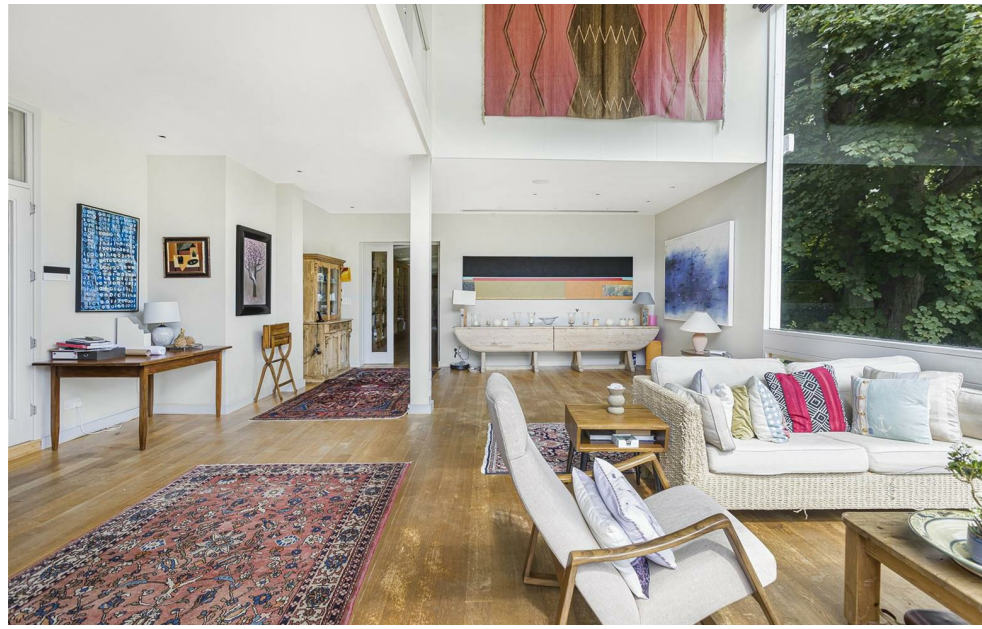
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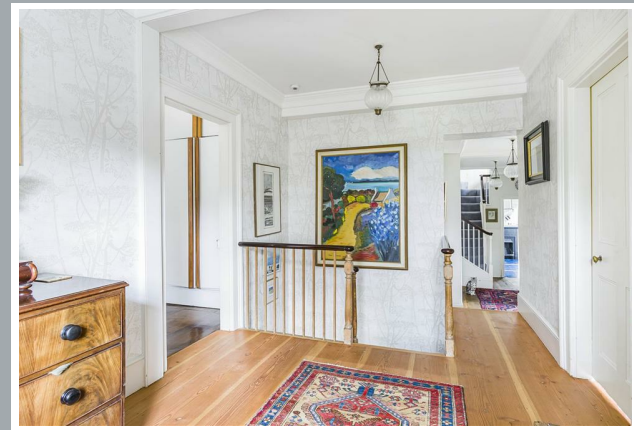


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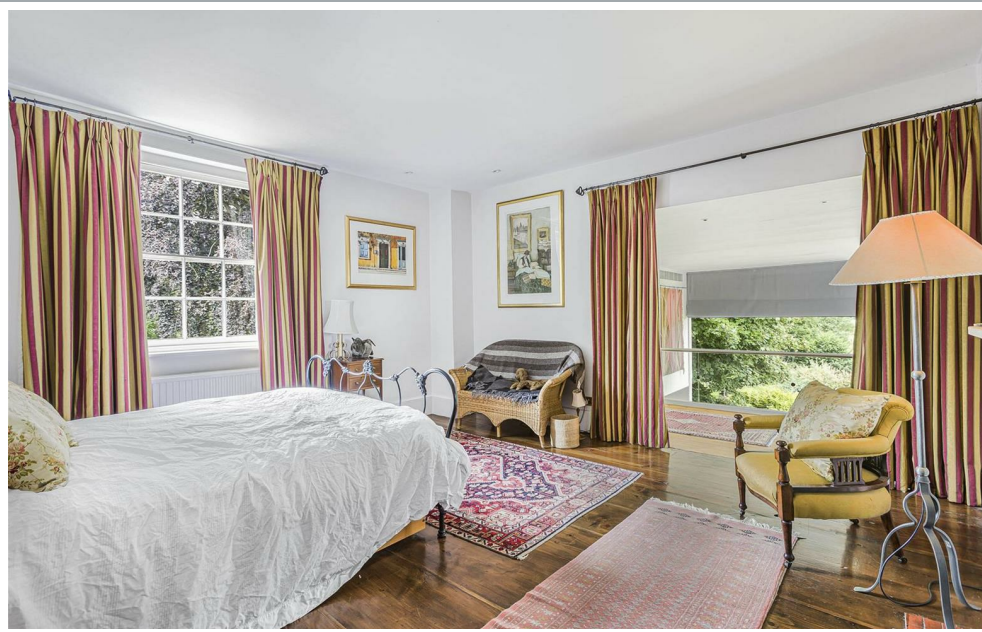


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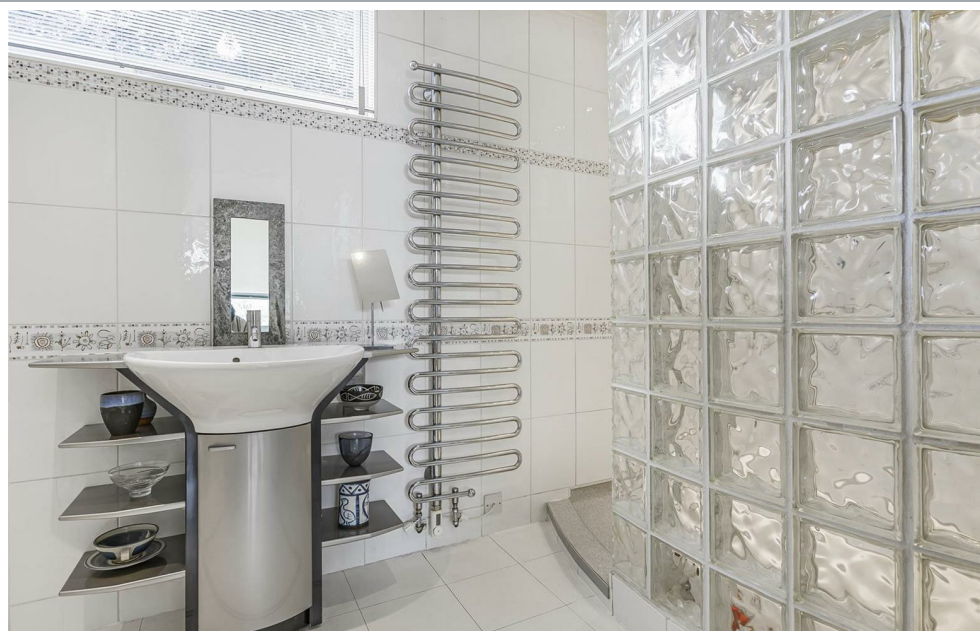




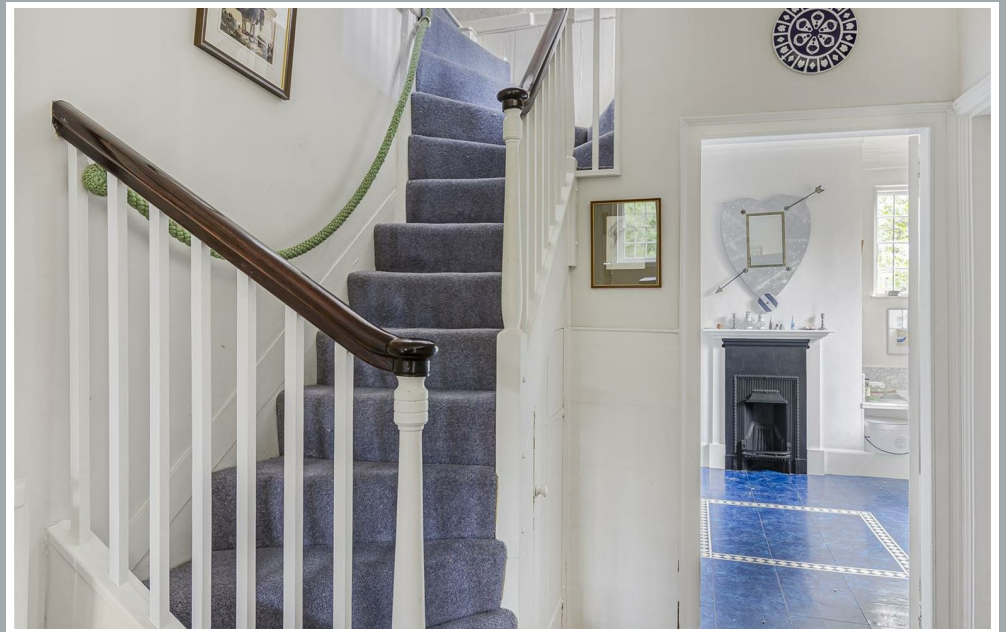
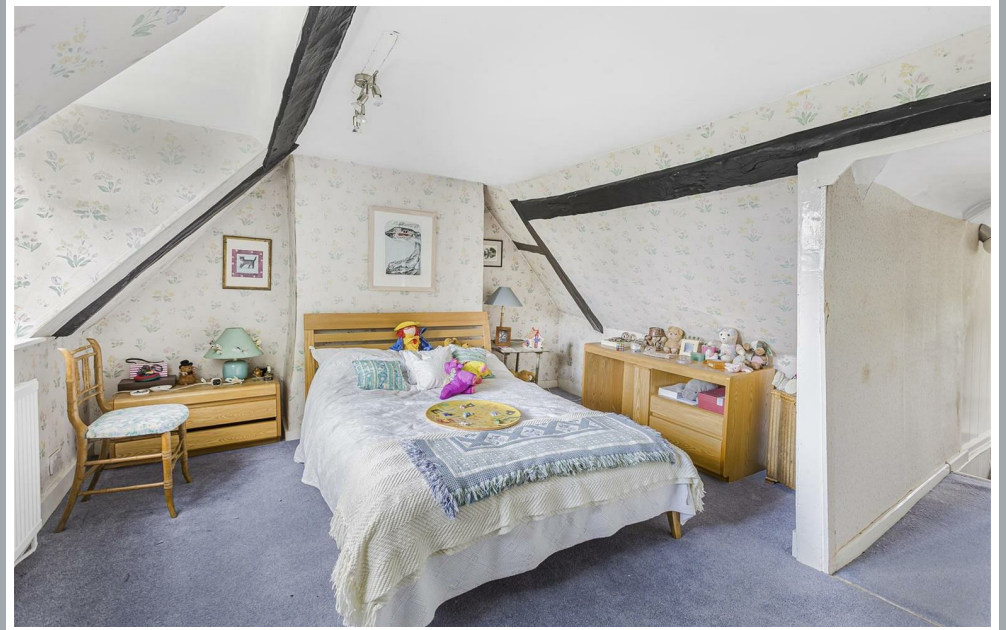
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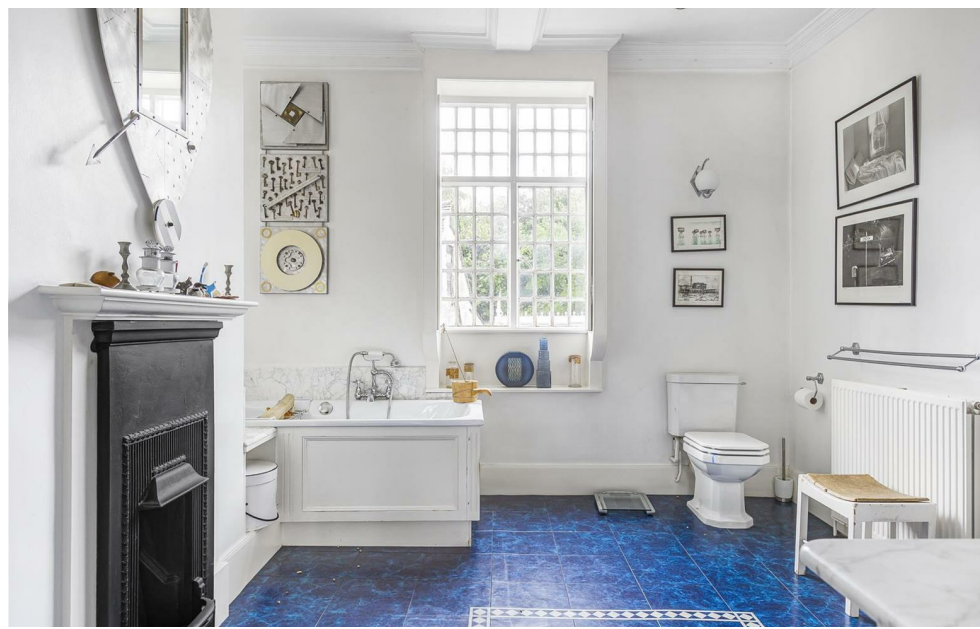
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Approximate Gross Internal Area 6269 sq ft – 582 sq m  
 Cellar Area 267 sq ft – 25 sq m  
 Ground Floor Area 3462 sq ft – 322 sq m  
 First Floor Area 1730 sq ft – 160 sq m  
 Second Floor Area 698 sq ft – 65 sq m  
 Summer House Area 112 sq ft – 10 sq m



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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