



The Old Windmill, 53 High Street, Standon

SG11 1LH

Price Guide £1,200,000



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## The Old Windmill 53 High Street, Standon, Hertfordshire, SG11 1LH

A truly charming Grade II listed family home occupying an enviable position on the iconic village green in the centre of the idyllic village of Standon. The well balanced accommodation which offers a wealth of character includes 3 principal reception rooms, a downstairs shower room, utility room, a basement and a modern kitchen/family room across the back of the house. There are 3 good size bedrooms and 2 bathrooms on the first floor, whilst there is a spacious guest bedroom on the ground floor. Externally, there is gated parking which leads to a detached double garage, whilst the rear gardens are a quaint essential English country garden with an overall plot size is approximately a quarter of an acre.

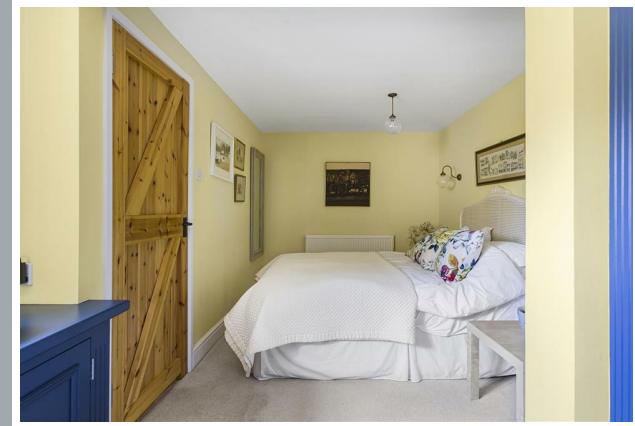
The property is located within the centre of this highly sought after village which lies between Hertford/Ware and Bishops Stortford, all providing mainline stations to London, all with excellent schooling for all ages. The village itself, offers a thriving community with an usually good array of amenities which include a choice of village pubs, a bakery, 2 villages shops and a village primary school.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY

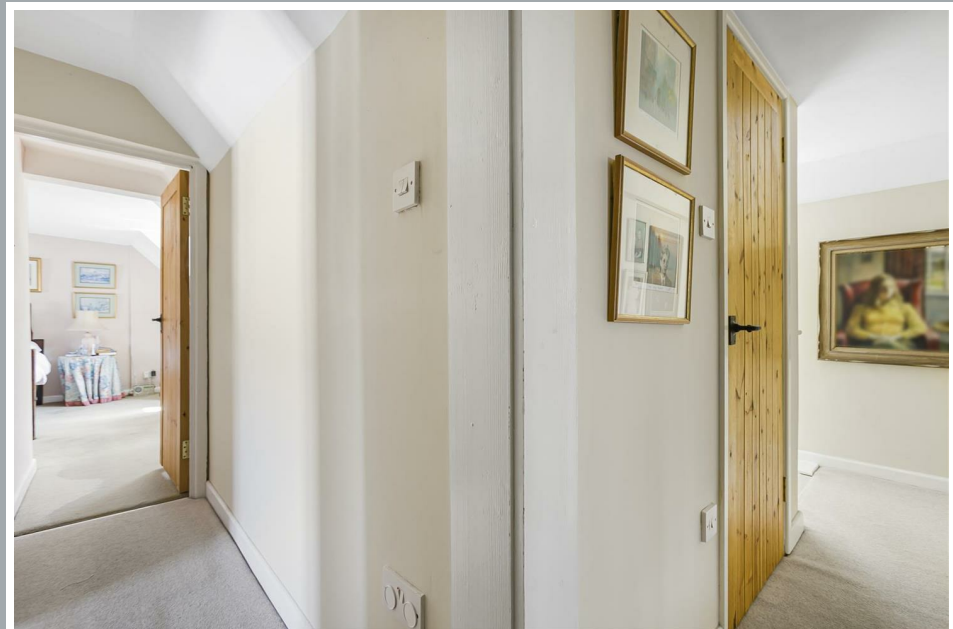


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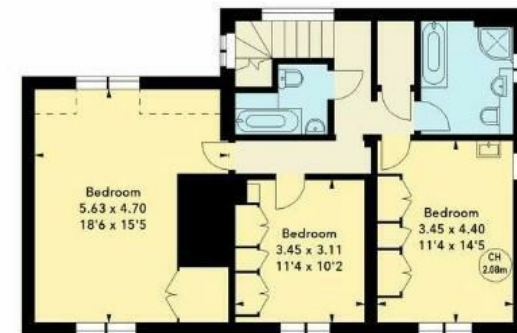


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Old Windmill,  
Standon, SG11  
Approximate Area = 259.28 sq m / 2791 sq ft  
(Including Garage)  
Garage  
Approximate Area = 31.77 sq m / 342 sq ft



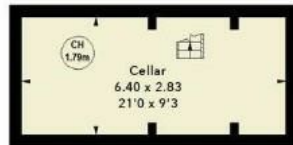
Key :  
CH - Ceiling Height



First Floor  
Approx. 76.74 sq m / 826 sq ft



Ground Floor  
Approx. 132.57 sq m / 1427 sq ft



Lower Ground Floor  
Approx. 18.21 sq m / 196 sq ft

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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