



Marden Hill House, Marden Hill, Hertford

SG14 2NE

Guide Price £2,750,000



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Marden Hill House Marden Hill, Hertford, Herts, SG14 2NE

A truly exceptional Grade II listed period home forming a significant section of this historic country house which is steeped in history on the edge of Hertford. The property benefits from the original entrance and main staircase and offers elegant accommodation of over 6000 sqft including some of the most prominent rooms and architectural features. Arranged on the ground floor, there is a large reception hall, 3 principal reception rooms including the original 33ft ball room, a kitchen with separate utility room and a downstairs dressing room/bedroom with a bathroom. There is the addition of a lower ground floor basement room, which offers potential to convert into further accommodation if needed, however is currently used as storage. On the first floor, there are 5 large bedrooms, 2 bathrooms and a beautifully sitting room with balcony overlooking the driveway. Externally, the property shares the original grounds with neighbouring properties, however retains a private garden for this property, along with a private section of the walled gardens. There is ample parking directly to the front of the property, along with visitors spaces if required.

The property is situated within the private estate of Marden House surrounded by established gardens and ground extending to approximately 6 acres. Whilst the property enjoys a tranquil countryside location the nearby mainline station of Hertford North is less than 2.5 miles away which serves London's Moorgate and Kings Cross.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



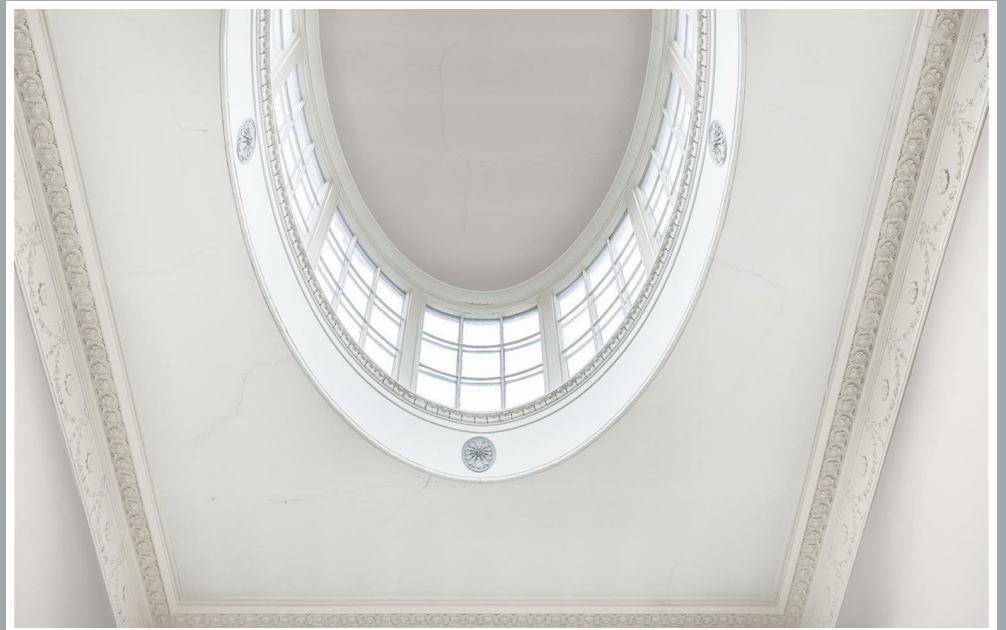
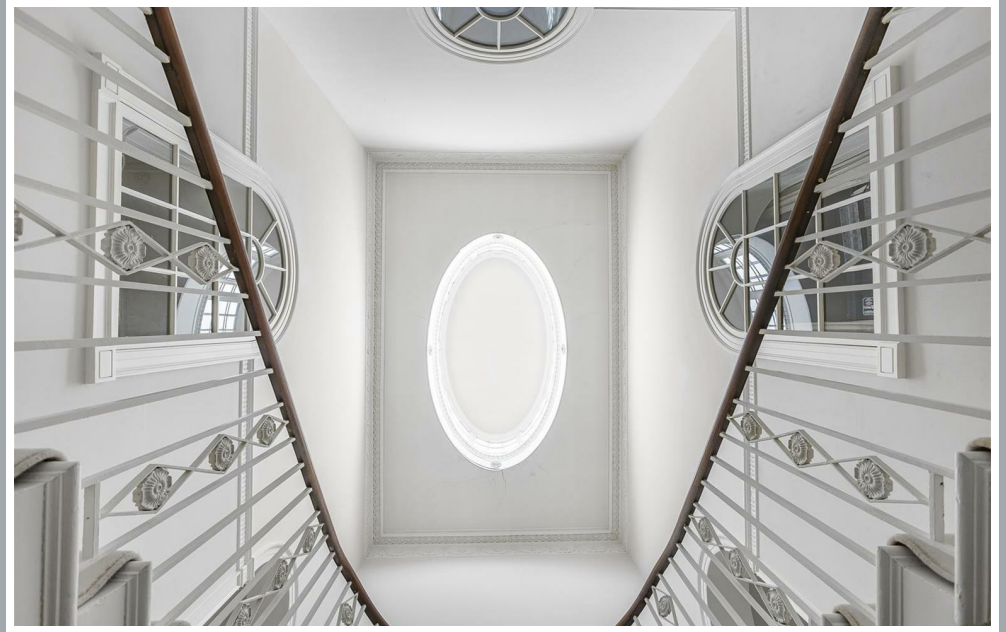
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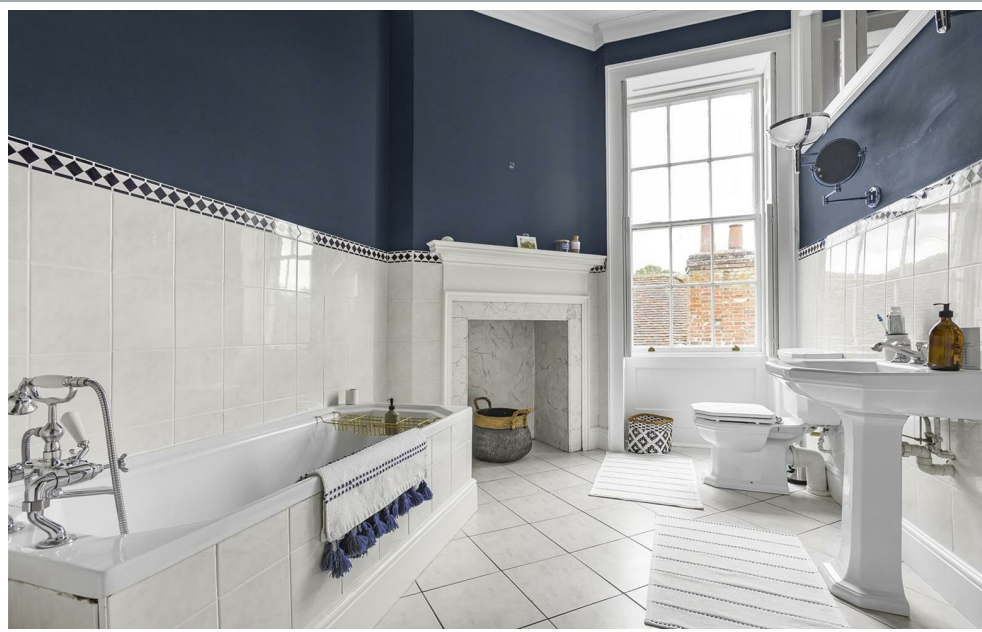
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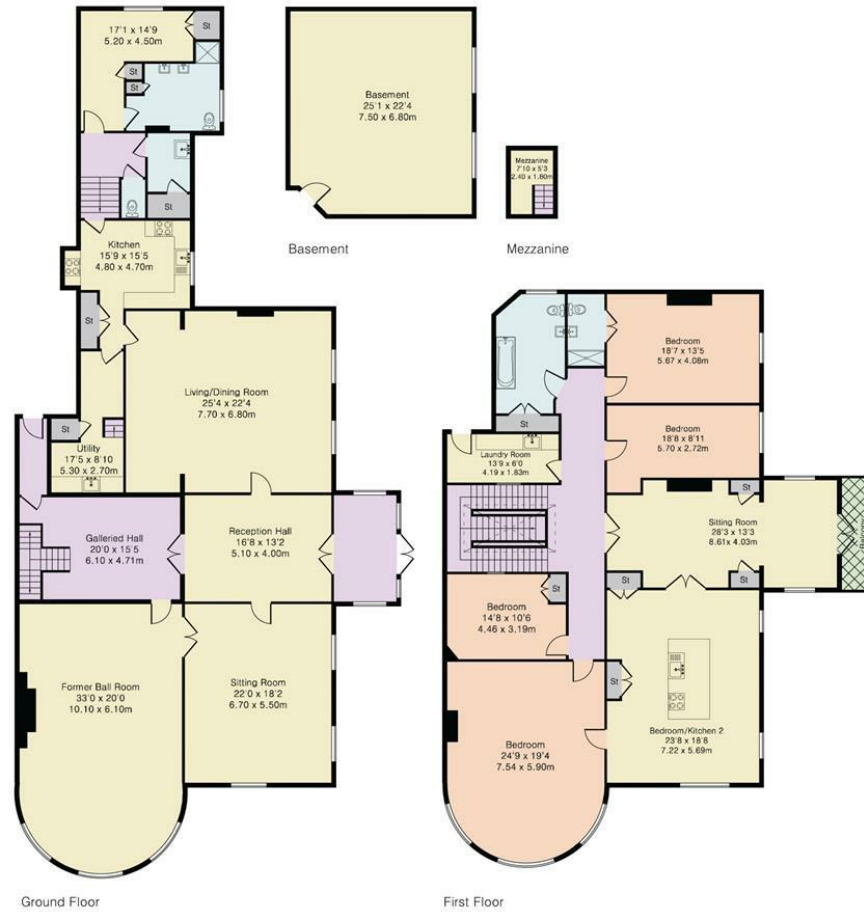


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Approximate Gross Internal Area 6018 sq ft – 559 sq m
 Basement Area 546 sq ft – 51 sq m
 Ground Floor Area 2963 sq ft – 275 sq m
 First Floor Area 2468 sq ft – 229 sq m
 Mezzanine Area 41 sq ft – 4 sq m



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