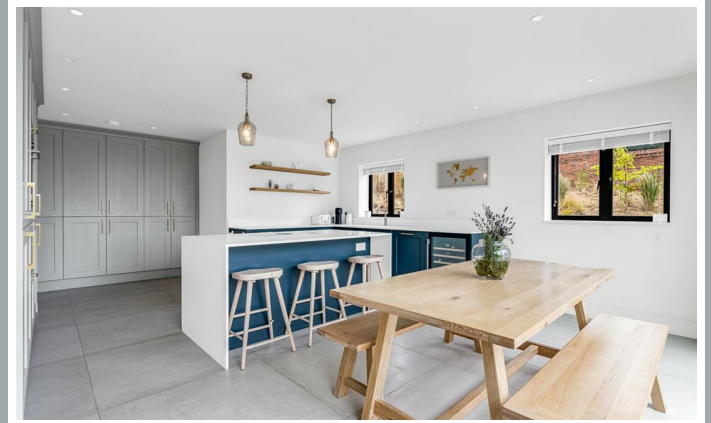




Woodland House, High Molewood, Hertford
SG14 2PL
Guide Price £1,895,000



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Woodland House High Molewood, Hertford, Hertfordshire, SG14 2PL

An exceptionally well designed and recently built detached family home located in the desirable area of High Molewood, Hertford. One of the standout features of this property is its light and airy feel, thanks to the large amounts of windows that allow natural light to flood in, along with drawing in the natural surrounding environment. The spacious accommodation comprises of a large entrance hall with downstairs wc, along with a utility/boot room. There are 2 spacious reception rooms and a generous family kitchen. On the first floor, the property offers 4 good size bedrooms, all with remote blinds, along with 2 en-suites and an additional family bathroom. Externally, the property is approached by a long gated driveway opening into a large gravel driveway and opens directly on the sizeable 0.8 acre plot with stunning views of woodlands and elevated views towards Hertford itself. There is also planning permission granted for a detached triple garage block with accommodation above, along with an orangery extension to the main house with footings, underfloor heating and cabling already in situ.

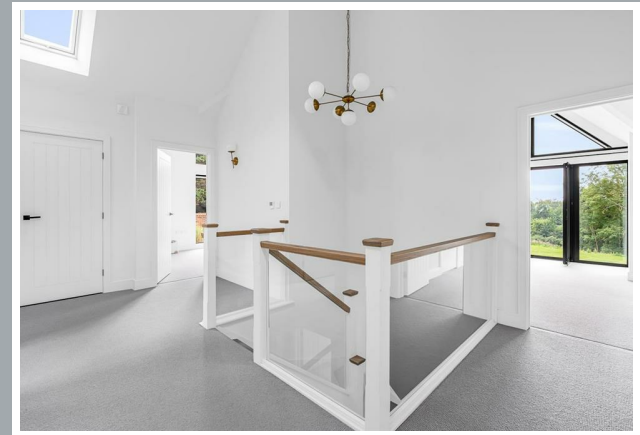
The property is located within an enviable position on the edge of Hertford, surrounded by beautiful countryside yet still retains easy access to Hertford North mainline train station. Hertford town centre is approximately 1.3 miles away, a vibrant market town with excellent shops and restaurants.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY

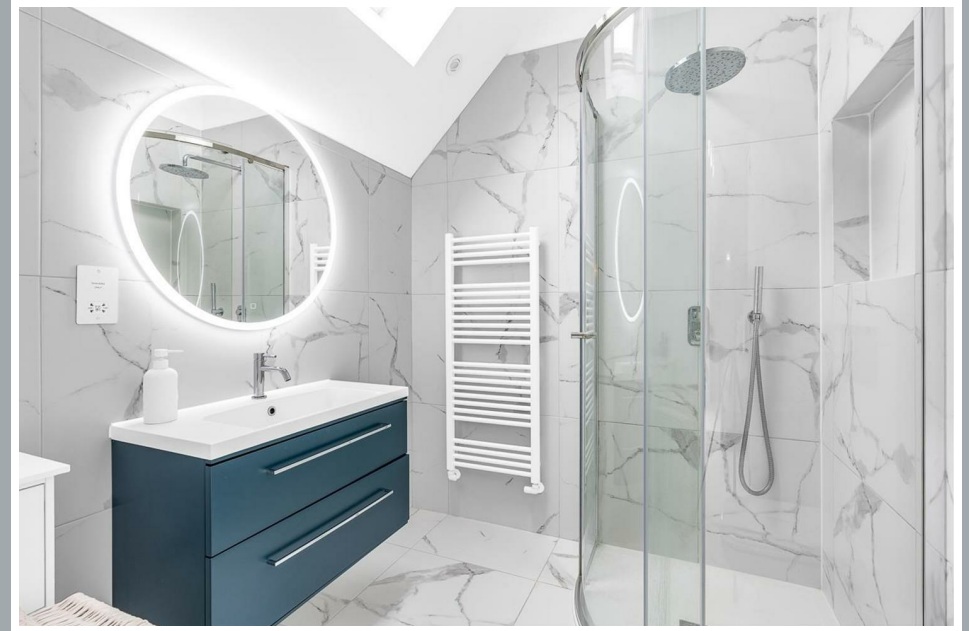


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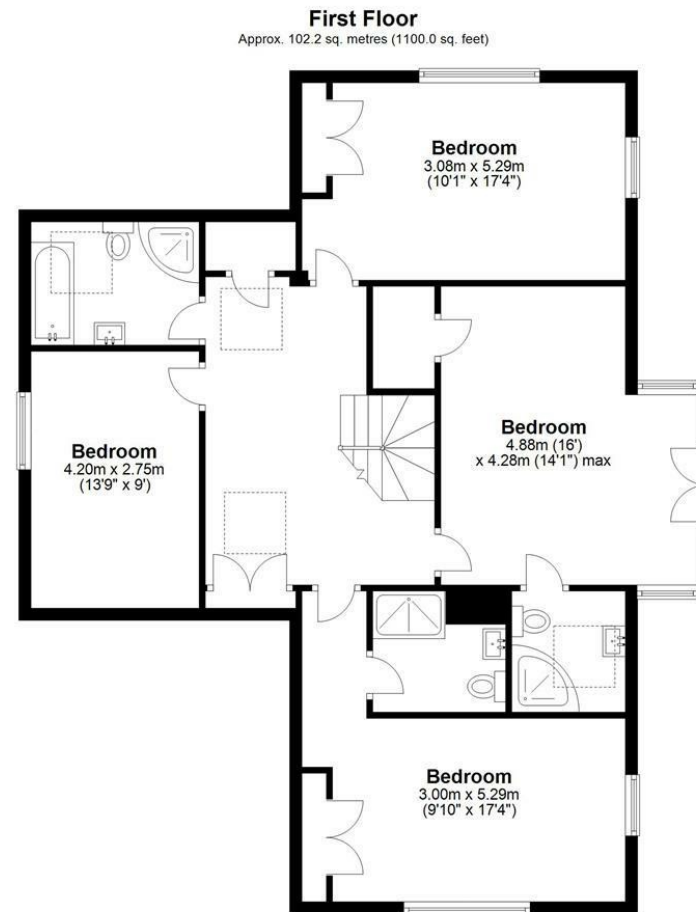
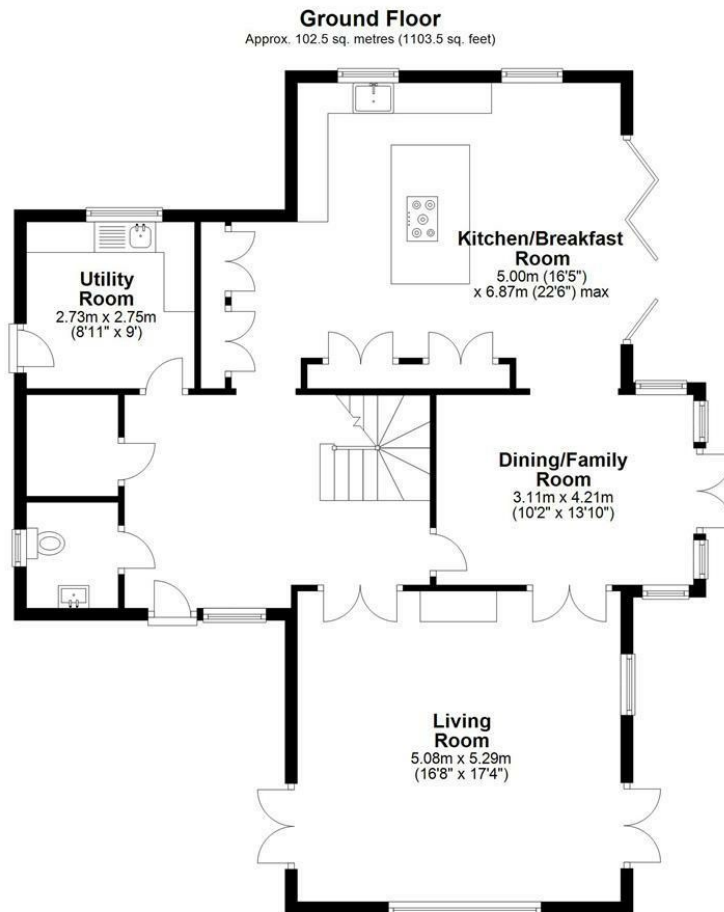


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Total area: approx. 204.7 sq. metres (2203.6 sq. feet)

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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