



The Manse, St. Marys Lane, Hertford

SG14 2LX

Price Guide £2,000,000



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## The Manse St. Marys Lane, Hertingfordbury, Hertford, Herts, SG14 2LX

An outstanding and substantial period residence of around 4800 sqft located within the stunning grounds of Hertingfordbury Park. This beautiful family home is arranged over three floors comprising of a large reception hall with downstairs cloakroom, 3 reception rooms, a luxurious kitchen/diner and a utility room all on the ground floor. On the first and second floors, are 6 bedrooms, all with en-suites, along with spacious landings. Outside, the property is set within generous gardens which enjoys a high degree of sun with south west aspect, private woodlands and a detached annexe. There is private driveway parking, a double garage and ample additional guest parking. The owners also benefit from a share in additional land and woodlands to the front which extend to a quiet section of the River Mimram.

Occupying an enviable position in the heart of this highly sought after village on the western outskirts of Hertford, the property is only a short distance (1.1 miles) from Hertford North mainline station which serves London's Moorgate and Hertford town centre is less than 2.0 miles away. The village of Hertingfordbury benefits from an active community with facilities including a cricket green, tennis courts and a newly refurbished village pub.





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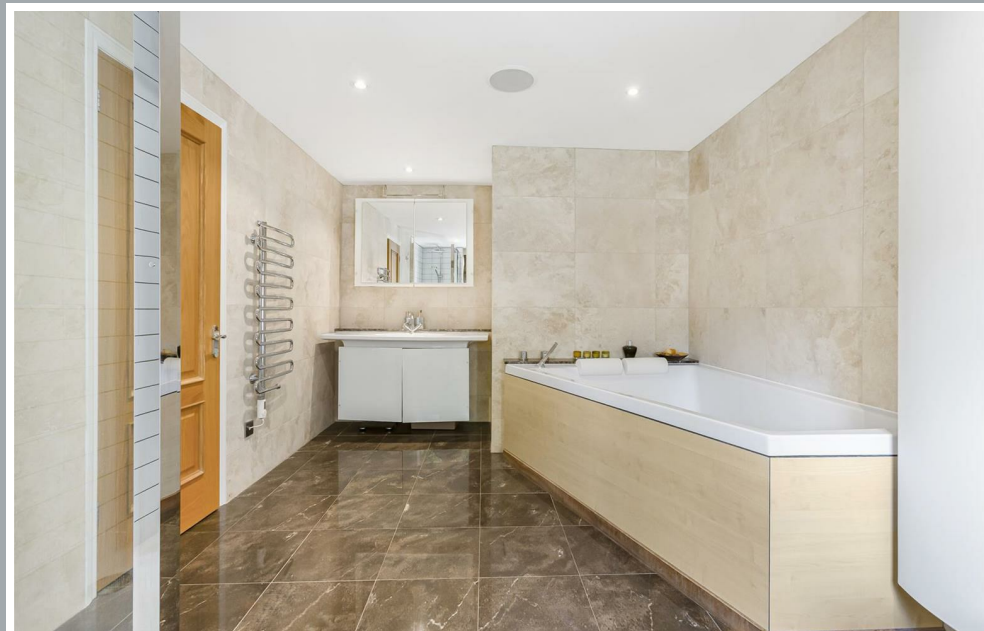
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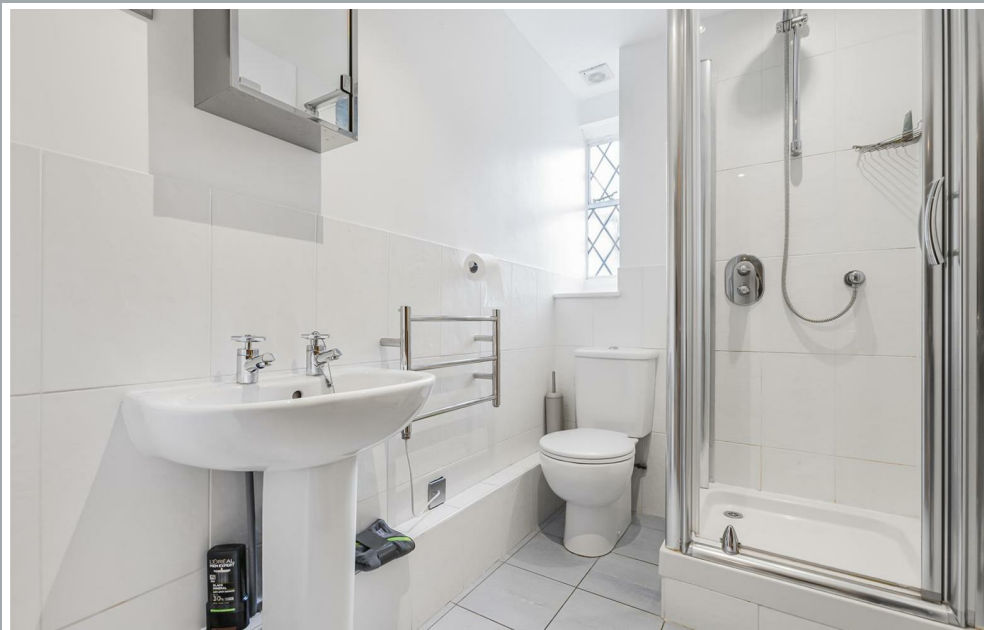
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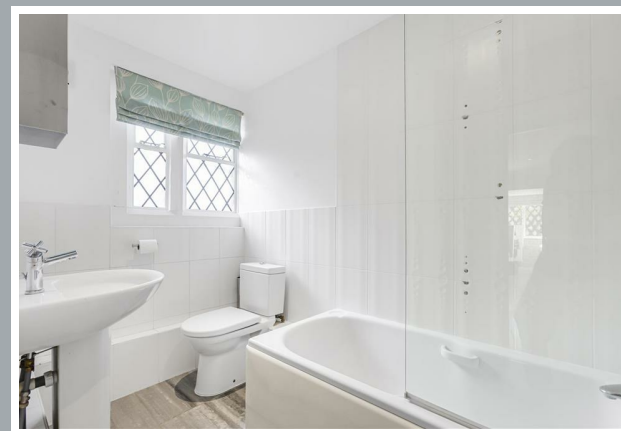
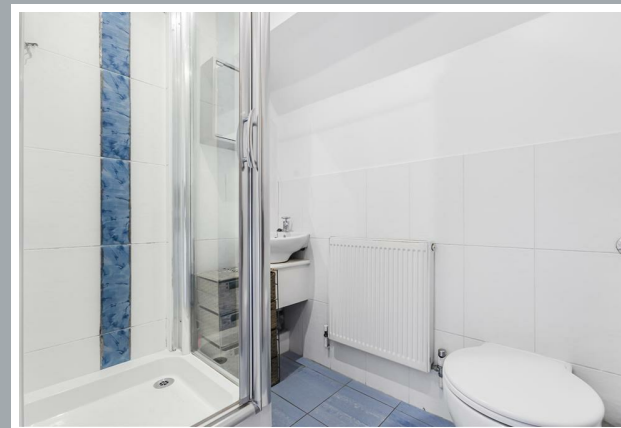
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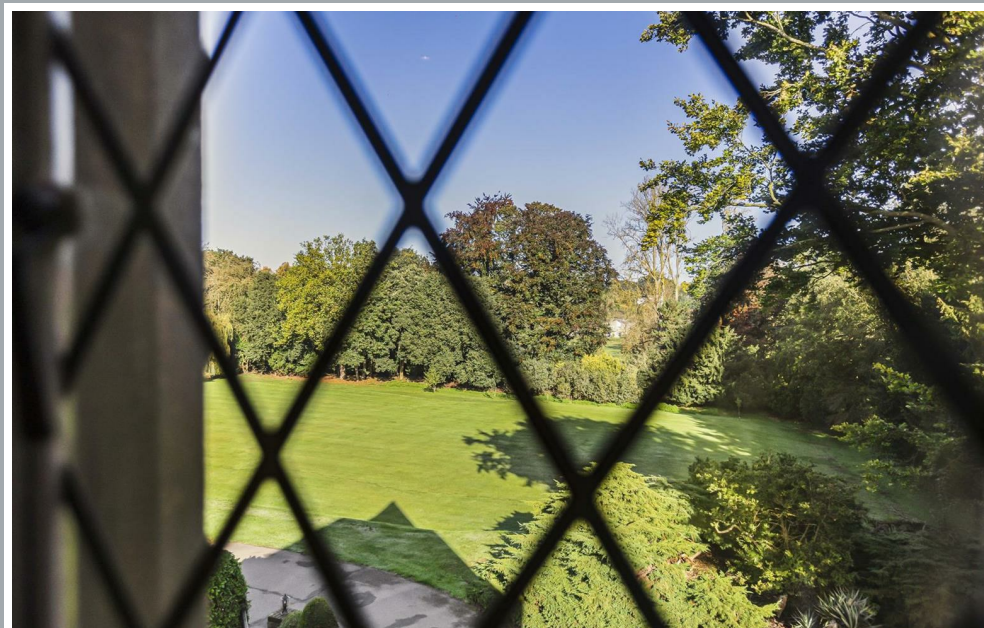
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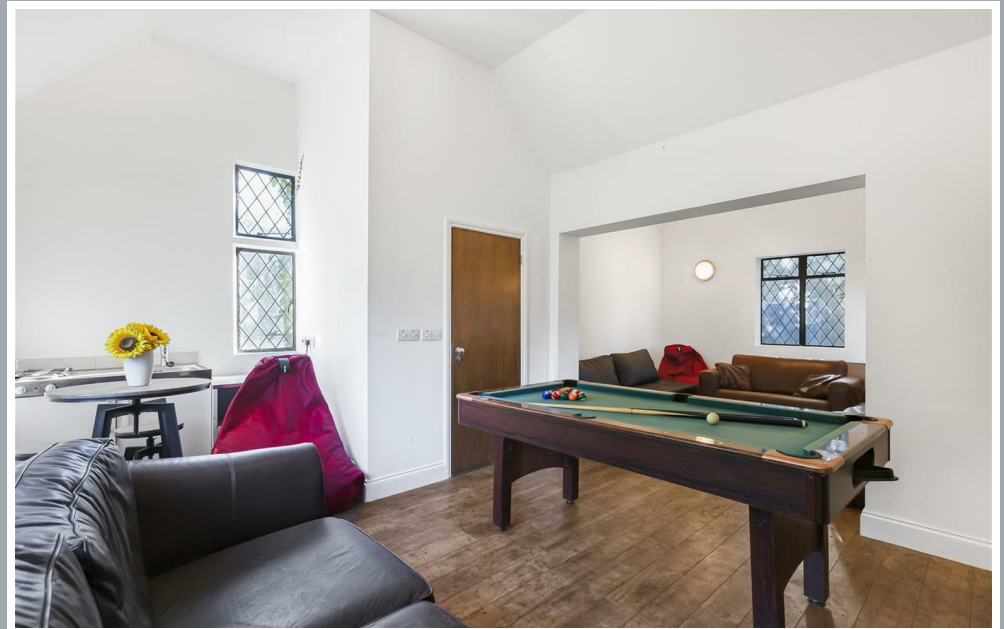
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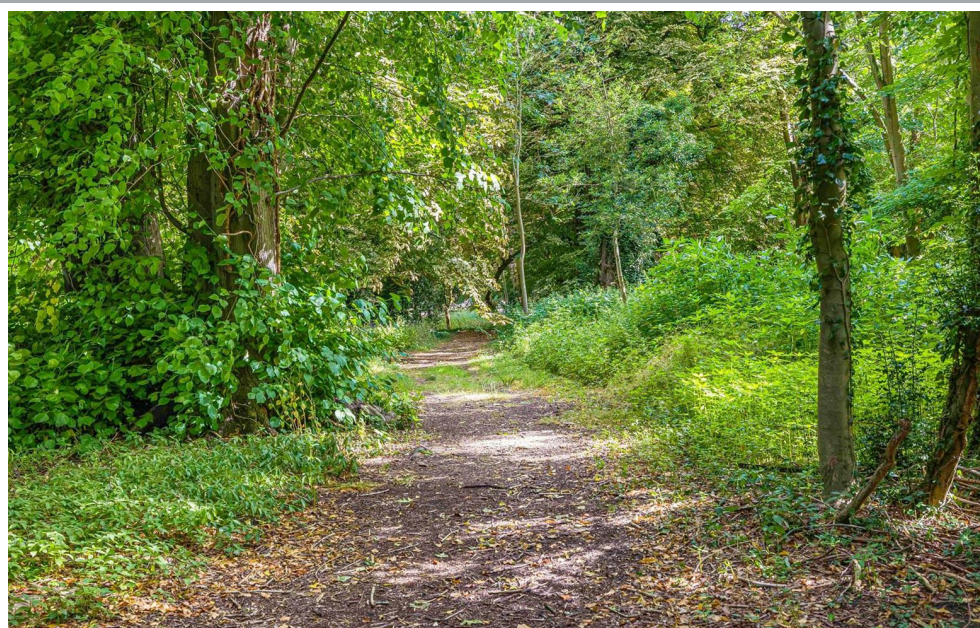
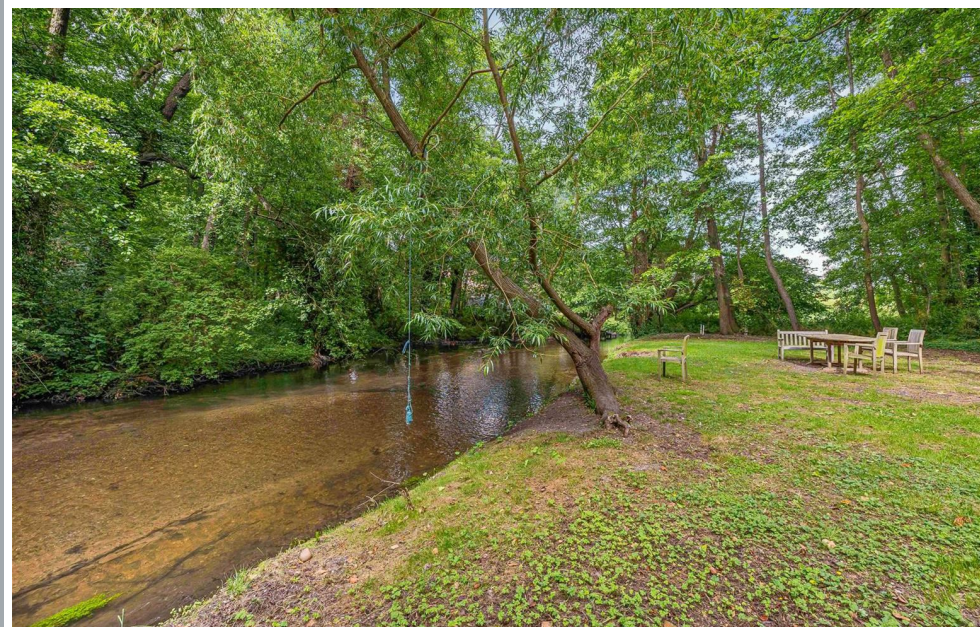
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**Approximate Gross Internal Area 4855 sq ft - 451 sq m**

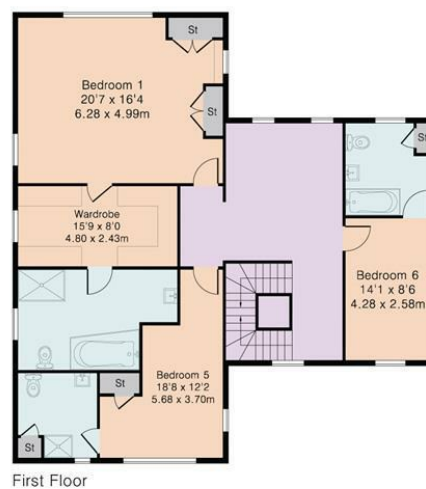
Ground Floor Area 1707 sq ft – 159 sq m

First Floor Area 1362 sq ft – 127 sq m

Second Floor Area 1082 sq ft – 100 sq m

Annex Area 344 sq ft – 32 sq m

Garage Area 360 sq ft – 33 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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