



Walnut Tree House, Acorn Street, Hunsdon

SG12 8PG

Price Guide £1,250,000



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## Walnut Tree House Acorn Street, Hunsdon, Hertfordshire, SG12 8PG

PERFECT EQUINE FAMILY HOME WITH 4.5 ACRES, STABLES AND MENAGE. A charming 5 bedroom Grade II listed detached family home which offers surprisingly light and airy accommodation due to the blend of an original 17th century property with modern additions. The accommodation comprises of a large entrance hall with a separate boot room, a home office, dining room and large living room. In addition on the ground floor, there is a large kitchen/diner, utility room. On the first floor, there are 5 bedrooms, including an impressive vaulted main bedroom with en-suite and a separate family bathroom. The property is set within well kept gardens and benefits from a detached triple cart lodge, along with just under 4.5 acres. The land is excellently set up for 4-5 horses with a well equipped stable yard with 5 stables, a cover grooming area and a tack room. The paddocks are fully fenced and include a large ménage.





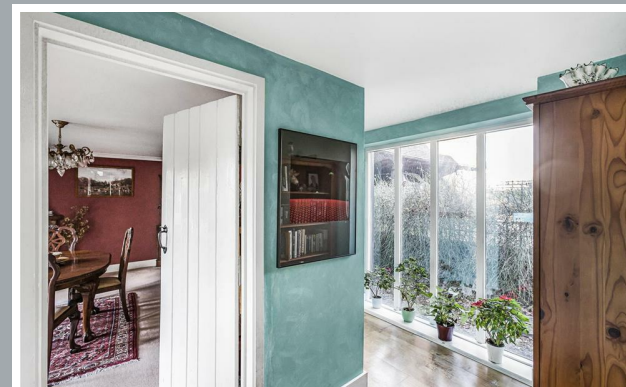
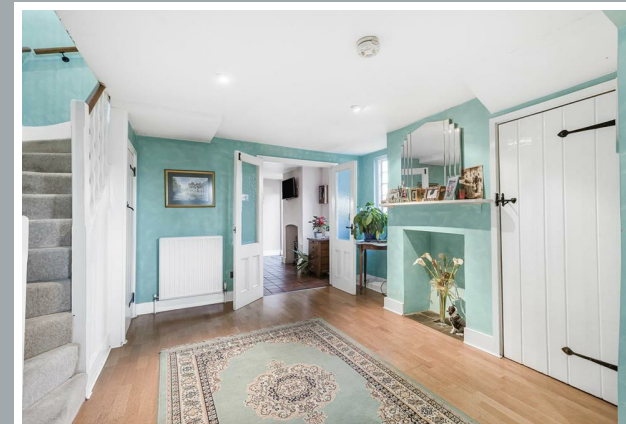
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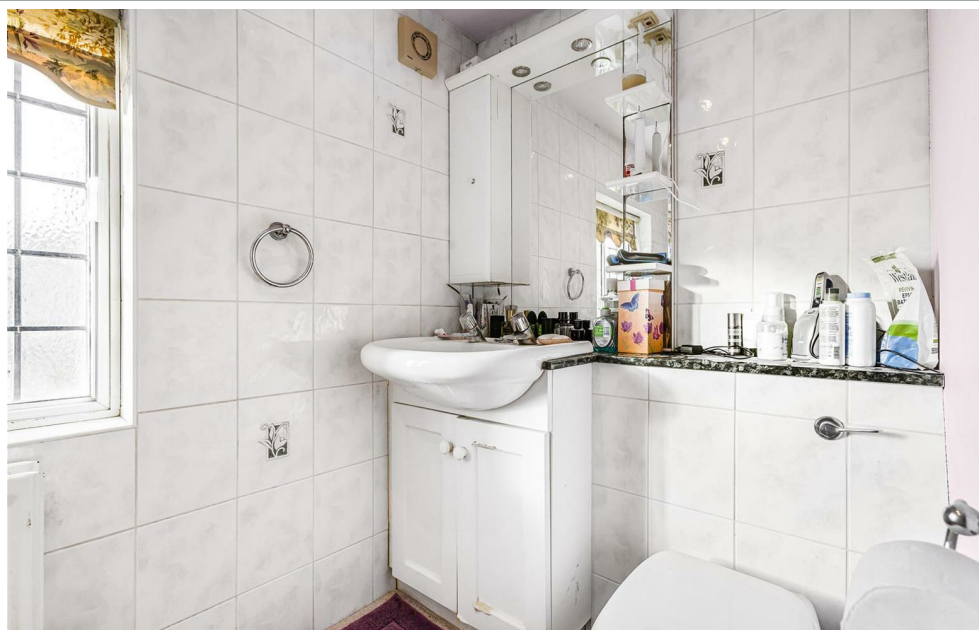
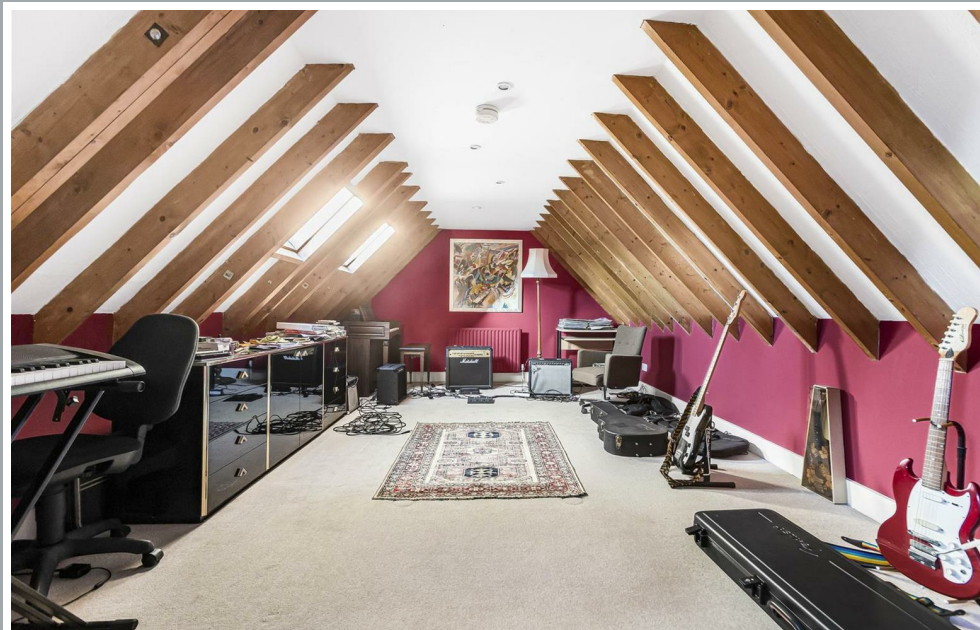






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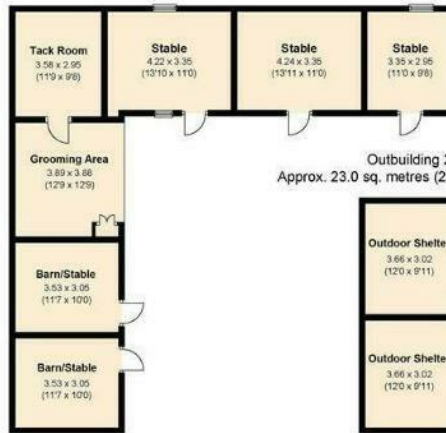
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Garage  
Approx. 49.0 sq. metres (527.43 sq. feet)



Outbuilding 1  
Approx. 93.0 sq. metres (1001.04 sq. feet)



Outbuilding 2  
Approx. 23.0 sq. metres (247.57 sq. feet)



Ground Floor  
Approx. 128.0 sq. metres (1377.78 sq. feet)



First Floor  
Approx. 131.0 sq. metres (1410.08 sq. feet)



Total area: approx. 424.0 sq. metres (4563.90 sq. feet) Including Garage/Outbuilding

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