



Highfield Farmhouse, Mangrove Lane, Hertford
SG13 8QJ
£1,300,000



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Highfield Farmhouse Mangrove Lane, Hertford, Hertfordshire, SG13 8QJ

A charming 4 bedroom detached farmhouse located within this idyllic countryside setting on the southern outskirts of Hertford. This delightful period family home offers excellent accommodation comprising of 2 principle reception rooms, a spacious kitchen/breakfast room opening into a conservatory, separate utility and a large luxury bathroom. On the first floor, there are 4 double bedrooms, a fitted home office, family bathroom and additional separate wc. Externally, the property benefits from attractive gardens including a secluded kitchen courtyard garden and a sunny entertaining patio area. There is ample parking, a large double garage with original clocktower and the surrounding fields and woodland creates a stunning, tranquil backdrop.

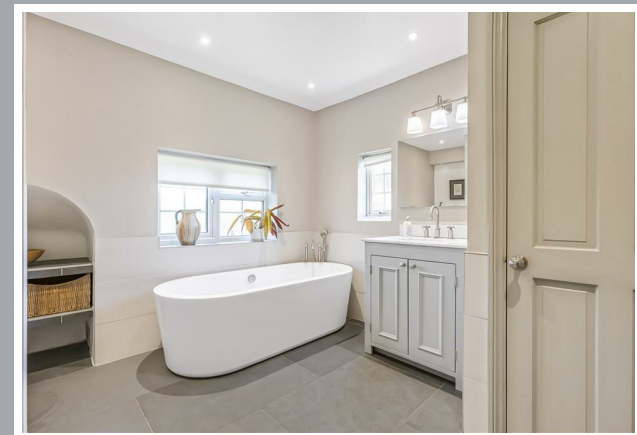
Highfield Farm comprises of this farmhouse and a small, exclusive collection of converted barns nestled within beautiful countryside to the south of Hertford. Both Hertford (2.6 Miles) and Hoddesdon (2 Miles) are close at hand providing a wide range of amenities with a choice of mainline stations serving London: Hertford East (10mins*), Hertford North (12mins*) and Broxbourne (10mins*). Hertford Town Centre has a fantastic range of shops, bars, cafe's, restaurants and much more. The property is also perfectly placed for Hertford's favoured SG13 schooling including Richard Hale and Simon Balle catchments to name but a few.



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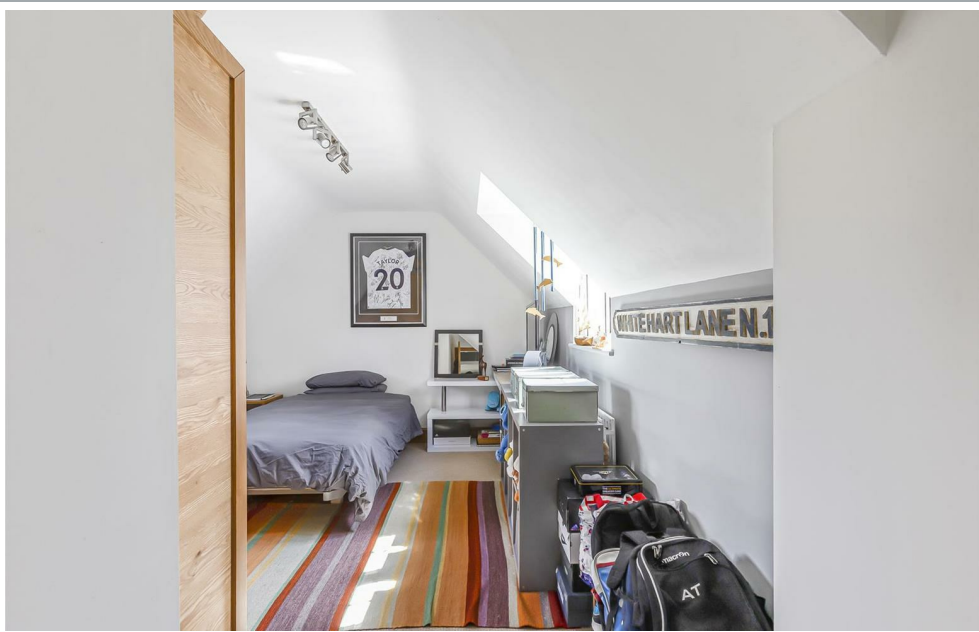


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Approximate Gross Internal Area 2216 sq ft - 206 sq m

Ground Floor Area 1120 sq ft – 104 sq m

First Floor Area 856 sq ft – 80 sq m

Garage Area 240 sq ft – 22 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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