An aerial photograph of a large estate. In the foreground, a large house with a red roof and two chimneys is visible, surrounded by lush greenery and a tennis court. The middle ground features a wide, open field with a line of trees. The background shows a dense forest and distant hills under a cloudy sky.

The Elms, Pipers End, Hertford
SG14 2PB
Offers Over £1,500,000



stevenoates.com



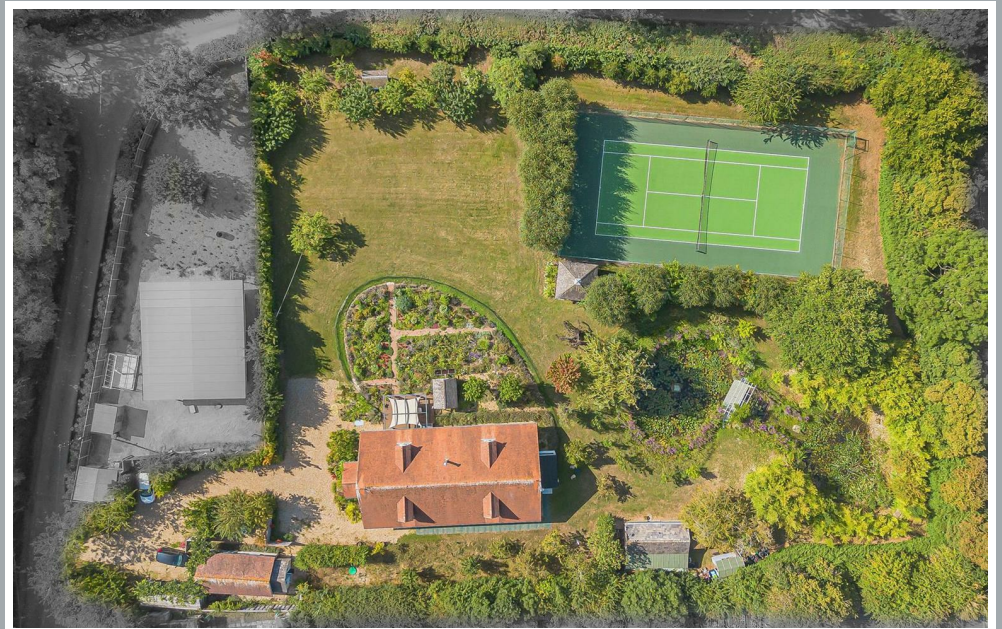
The Elms Pipers End, Hertford, Herts, SG14 2PB

A rare opportunity to acquire this exceptional detached family home, set within beautifully landscaped grounds of 1.3 acres. These feature a tennis court, two wildlife ponds, a wide variety of fruit and ornamental trees and several charming garden buildings. The main residence has been thoughtfully designed to complement its surroundings and offers well-balanced accommodation which comprises five bedrooms, three bathrooms and a self-contained ground floor studio with ensuite bathroom. The living accommodation includes a spacious open-plan kitchen, dining and sitting area, a separate study and a utility room with cloakroom. In addition to the main house there is a fully self-contained detached annexe with fantastic potential for multi-generational living, guest accommodation, or home working. The property sits within a generous and beautifully maintained plot approaching 1.3 acres, offering both space and seclusion. The property is offered chain free and viewing is highly recommended.

The Elms enjoys an exceptionally rare and picturesque setting in the charming hamlet of Pipers End. Surrounded by beautiful Hertfordshire countryside, the location offers a true sense of peace and rural seclusion yet remains conveniently close to Hertford and Welwyn Garden City. Both towns offer a wide range of shops, restaurants, and leisure facilities, ensuring all day-to-day needs are well catered for. The property is exceptionally well connected, with several train stations within easy reach providing fast and regular services into London. This unique combination of tranquillity and accessibility makes The Elms a truly special place to call home.



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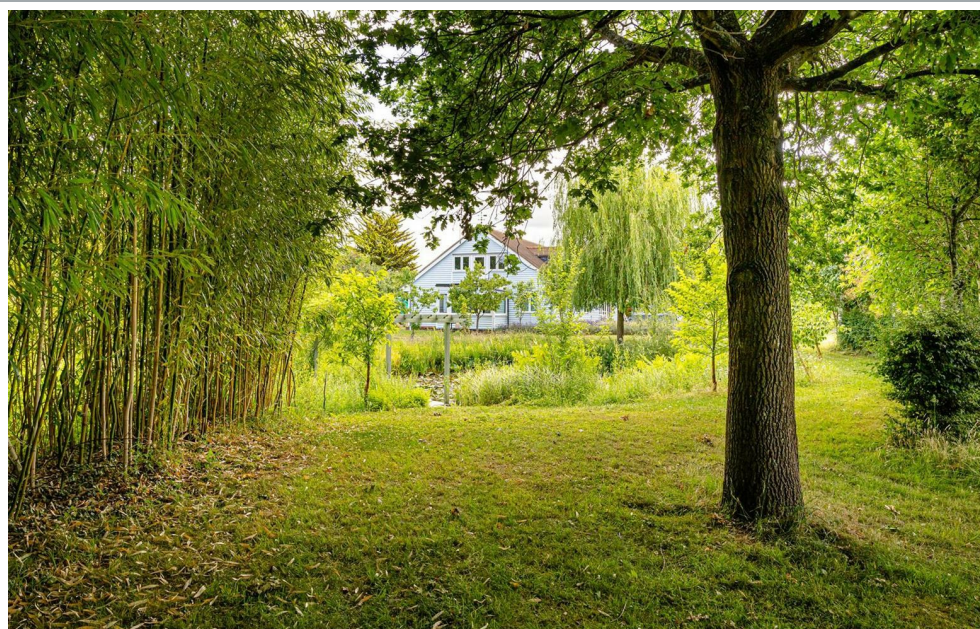
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**Approximate Gross Internal Area 4055 sq ft - 377 sq m
(Excluding Outbuilding)**

Ground Floor Area 2181 sq ft – 203 sq m

First Floor Area 1534 sq ft – 142 sq m

Annexe Area 340 sq ft – 32 sq m

Outbuilding Area 427 sq ft – 40 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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