

THOMAS CHILDS & CO

ESTATE AGENTS

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**4900 Sq Ft Grade II Listed Family Home**

**Five Bedroom, Four Receptions**

**Located on Private Drive in Sought after Village**

**Private Rear Garden and 7.29 Acres of Private Communal Parkland**

**Excellent Transport Links From the Village**



**Hertingfordbury House St. Marys Lane**  
Hertford, SG14 2LX

**Guide Price**  
**£1,500,000**



Thomas Childs & Co are delighted to introduce to the market Hertingfordbury House; a large Grade II listed family home that forms the central part of the original Hertingfordbury Park which was formally a convent and dates back to early 17th century. Hertingfordbury House was last converted nearly ten years ago, this particular house is spread over four floors and is measured in excess of 4900 Sq Ft. The ground floor offers a entrance porch leading onto a very generous entrance hall, drawing room, luxury kitchen, living room, and WC. There is a basement level that is currently used as a recording studio and storage. The first floor offers a very large landing area, the principle suite with en-suite, bedroom two, which is a vast room and family bathroom. The second floor offers another three double bedrooms and a further family bathroom. The immediate front and rear private gardens and plot size is around 0.4 acres and then the local residents also formed Hertingfordbury Park (2018) management company which acquired a further 7.29 acres at the front of the building for its members to enjoy. The house is situated off a long private drive off St Mary's lane and there is off street parking available as well as a double en-bloc garage included within the sale. Hertingfordbury village is a well sought after village sited two miles outside Hertford, the county town. The village has very good links to the A414, A10 and A1m, as well as being close to both Hertford North, Hertford East and Hatfield train stations. Please contact us on 01992 721 321 to arrange viewings or for any further information.

Approximate Gross Internal Area 4962 sq ft – 461 sq m  
 Basement Area 418 sq ft – 39 sq m  
 Ground Floor Area 1814 sq ft – 169 sq m  
 First Floor Area 1688 sq ft – 157 sq m  
 Second Floor Area 1043 sq ft – 97 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 practise. 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.





**MONEY LAUNDERING REGULATIONS 2003**

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.