



Unique Countryside Property located on the Exclusive Goldings Estate

Recently modernised and developed to a very high standard by 'Harvey Homes'

Three Double Bedrooms and Three Bathrooms

Large Private Rear Garden and 100 Acres+ of Communal Landscaped Land

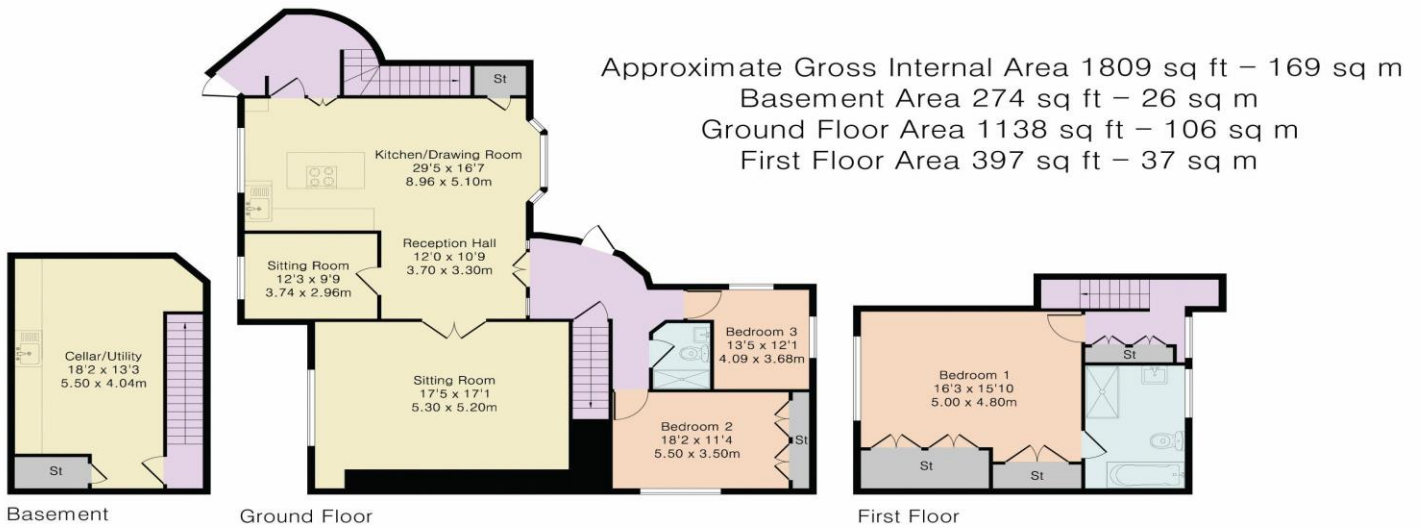
Three Receptions and large open plan



6 Goldings
Hertford, SG14 2WH

**Offers in Excess of
£1,250,000**

Thomas Childs & Co are excited to bring to market this newly remodelled house forming part of the East Wing of the exclusive Goldings Hall on the Goldings Estate just outside of Hertford. Harvey Homes designed and re-modelled the property to a very high standard and we have been given the sole rights to market and sell the chain free home. The property is set over three floors. The ground floor offers a large welcoming entrance hall, a large open plan modern kitchen and dining room which covers the entire width of the building, flooding the room with natural light from the two huge character windows either side of the dwelling. There is a large sitting room and a further reception that is currently used for a gym. On the East side of the ground floor there are two double bedrooms and a family bathroom. There is access to the garden just off the kitchen. The first floor is reserved for the principle bedroom suite complete with large fitted wardrobes views over the Goldings Estate and a luxurious en-suite bathroom. There is a basement level which has been turned into a large and very useful utility room, with stacks of storage. The rear garden is large and is accessed via the rear of the property. It has been landscaped and there is direct access to the Estates well manicured grounds. The property is supplied with two private car spaces which are located in the secure underground car park. There is ample extra parking including an overflow parking opposite the entrance of the property. Goldings Hall and the estate is located a mile away from Hertford North Station and is a gated private community. We highly recommend you view this one of a kind property.



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.