



Large Detached Georgian Freehold House

Sought After Village, Hertingfordbury

Been in the Same Family for 70 Years Plus

Glorious Mature English Garden with Tennis Court

Walking Distance to Panshanger Park

Five Bedroom House



Garth House Hertingfordbury Road
Hertford, SG14 2LG

**Offers in Excess of
£2,000,000**

Thomas Childs & Co are delighted to be marketing 'Garth House', a charming Grade II listed Georgian House with mature gardens. Garth House has been the much-loved family home of the current owners for the past 70 years and we are looking for a purchaser who would like to continue loving the house as much as they have. The main house offers five bedrooms, two bathrooms, four receptions including main hall, drawing room, dining room and family room. There is a traditional kitchen with larder and access to the gardens. The ground floor also offers W.C, utility and large boot room. There is a large dry cellar and wine store, attics and plenty of storage throughout the house. There is a private driveway with electric gates and a large single garage. * Please note, potential buyers will also be offered the option of purchasing the 2 bedroom Victorian cottage immediately next door to the main house at an additional cost The house has been very well maintained throughout the years and seems to be in excellent condition. Situated in the centre of the village, close to the church, the house faces south over a beautiful, well-kept garden, and is very light, peaceful and private. Garth House offers just over an acre of beautiful gardens. The gardens are abundant with mature trees, plants and flowers, and each part of the garden tells a different story. At the end of the garden there is a very well-maintained tennis court and a separate access gate from St Marys Lane. The garden also features a large greenhouse, and three sheds. Two of the sheds, of brick construction are supplied with electricity, and could easily be converted into outside offices (subject to any

Hertingfordbury Road

Approximate Gross Internal Area = 3743 sq ft / 347.7 sq m
Garage / Utility Room = 298 sq ft / 27.7 sq m
Total = 4041 sq ft / 375.4 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.





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.