

THOMAS CHILDS & CO

ESTATE AGENTS

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Exclusive Goldings Estate

Private garden

Double garage and additional parking spaces

Four double bedrooms & four en-suites

Large multifunctional annex

4039 sq ft of flexible accommodation

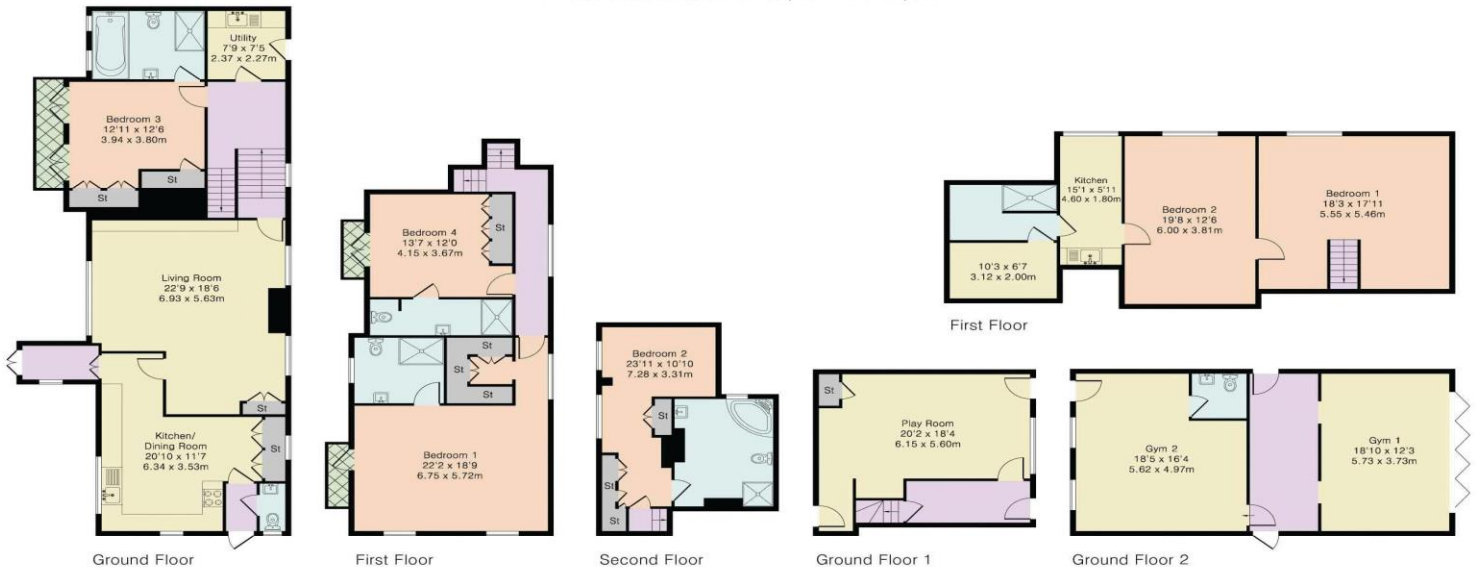


Cedar Cottage Goldings Lane
Hertford, SG14 2PX

**Offers in Excess of
£1,500,000**

Thomas Childs & Co are delighted to bring to market this unique, detached, 4 bedroom property with a large annex, located within the prestigious, Goldings Estate, Hertford. The main house incorporates a spacious sitting room, featuring floor-to-ceiling windows, with views over the large terrace and private, manicured garden, a kitchen/breakfast room, utility room, guest cloakroom, four bedrooms, all with en-suites and great views over the garden, three bedrooms benefit from a balcony, including the impressive master bedroom which also provides a dressing room. The spacious annex to the side of the main house is a great addition to this property and provides over 18000 sq ft of multifunctional space arranged over two floors. This spectacular property benefits from a private driveway, double garage (currently used as a gym), and private garden, there is an additional side garden that could be converted to provide additional parking with the correct permissions. On entering the gated Goldings Estate the drive to the property takes you over Victorian bridges which cross the river that meanders through the 110 acres of grounds. The grazing sheep and cattle that graze this land provide an idyllic backdrop. This exclusive gated development is on the outskirts of the county town of Hertford, offering great transport links, excellent schooling and a wide range of bars, restaurants and leisure facilities. This property has to be viewed to fully appreciate the flexibility this quirky property provides. Please call to discuss further and to arrange your viewing.

Approximate Gross Internal Area 4039 sq ft – 375 sq m
 Ground Floor Area 1166 sq ft – 108 sq m
 First Floor Area 738 sq ft – 69 sq m
 Second Floor Area 315 sq ft – 29 sq m
 Ground 1 Floor Area 354 sq ft – 33 sq m
 Ground 2 Floor Area 657 sq ft – 61 sq m
 First Floor Area 809 sq ft – 75 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.