



SIMPLY HOMES

**Mangrove Lane**

Hertford SG13 8QJ

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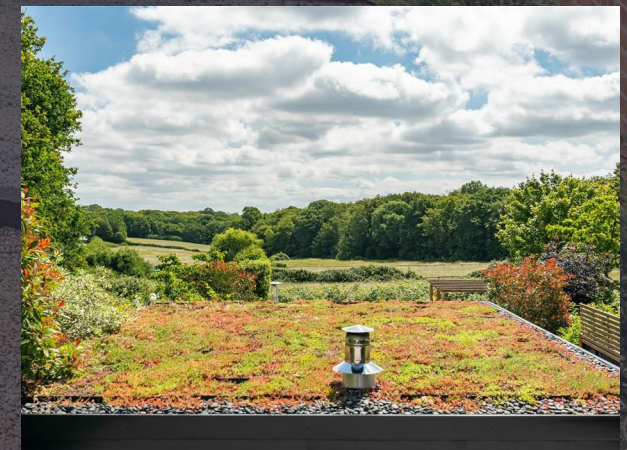
### Summary:

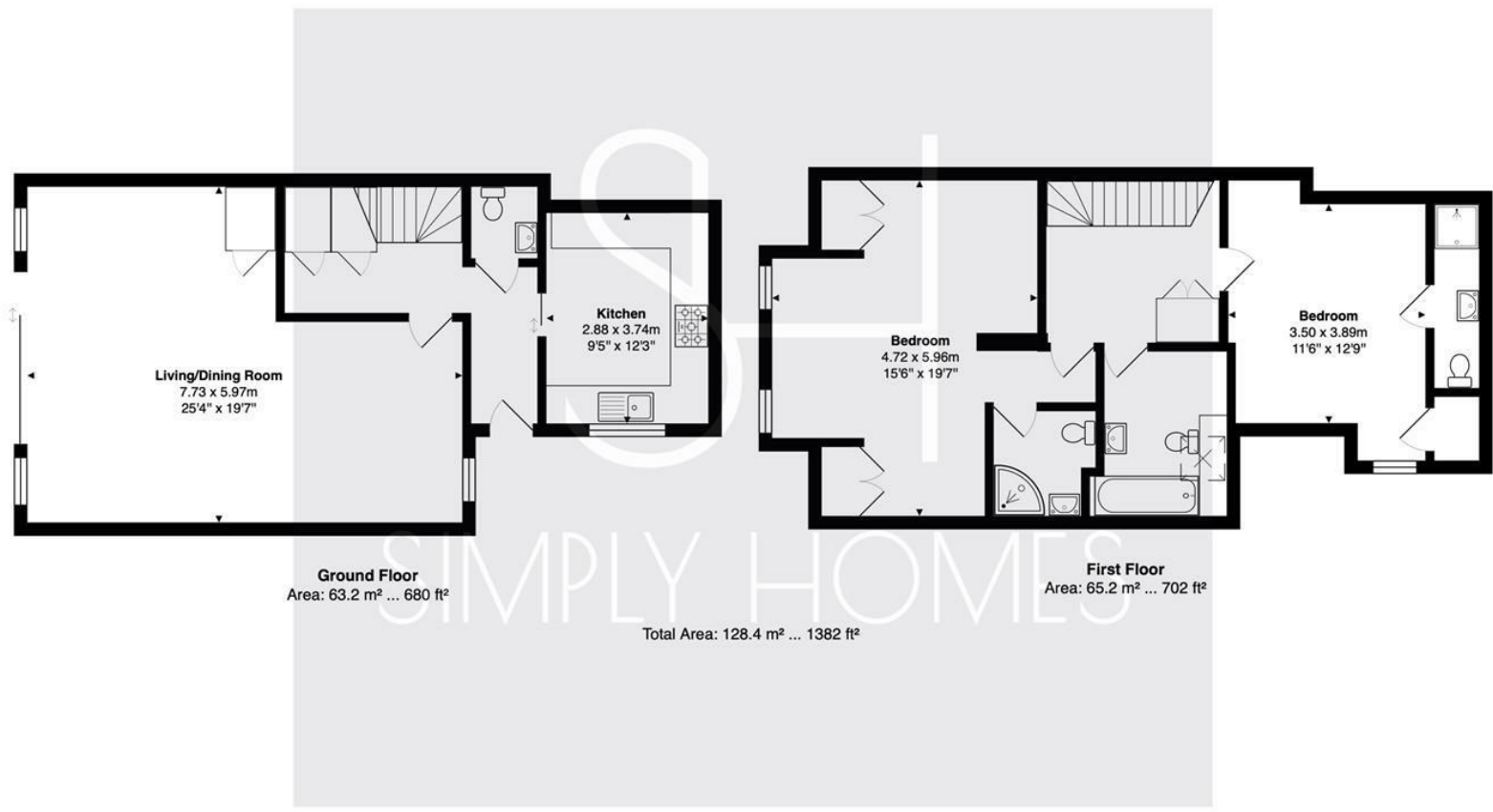
Simply Homes are delighted to bring to the market this exceptional two double bedroom, three bathroom family home occupying an idyllic countryside location just south of Hertford. The property forms part of an outstanding conversion of a collection of farm buildings which have been redesigned to provide a curated collection of beautiful homes that now offer modern luxury living and premium quality fixtures and fittings, but still retain the charm and authentic character of the original buildings. The property enjoys a wonderful mix of generous private spaces along with additional communal grounds that includes guest parking, gardens and an area of natural countryside, all of which are managed and maintained by way of a nominal monthly service charge. There is private parking for four cars, with power connected ready for an EV charging point, a large boarded loft offering additional storage space, full fibre broadband available and oil fired heating controlled by a Nest smart thermostat. The current owners have redesigned the upstairs space to provide two generous bedroom suites, both with en-suite shower rooms, but it could easily be reconfigured into its original format of three bedrooms if so desired.

### Accommodation:

The property offers a really nice blend of open plan living space combined with a separate kitchen, a real asset both in day to day life and when entertaining guests, and enjoy immaculate décor that effortlessly blends the traditional features such as natural wood ledged and braced doors with crisp modern finishes and a cool monochrome colour palette. The front door is set within a neat protective porch area and opens into a lovely 'L' shaped hallway that flows through the house, passing the kitchen and well placed guest cloakroom before opening into the living/dining room through a door opposite the staircase. Neat cupboards are custom built in under the stairs, with a fabulous glass wine cabinet occupying the wall between the hallway and the living/dining room. As well as being a striking and attractive feature, this allows ample light to flow into the hallway and gives a super view through into the living/dining room and out into the garden beyond. It is a brilliant piece of creative design.

The elegantly tiled floor extends throughout the hallway, also connecting seamlessly into the kitchen, which has a clever sliding door that offers a nice touch of style whilst maximising the available space at the same time. The kitchen is a good size and is fitted with a comprehensive assortment of wall and floor mounted cabinets around three of the perimeter walls. Nicely lit by a large window to the front, which is further boosted by the under cabinet concealed lighting, the light coloured floor and cabinets join the pure white worktops and tiled walls to make it a lovely bright space. The storage on offer is more than you will ever need, with a full range of integrated appliances all in place to make life easy for you, including a fridge, freezer, dishwasher and washing machine, as well as a smart tap that offers instant boiling and filtered water and a free standing range style electric cooker.







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