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1 Hadham Mill Cottages, Widford Road, Much Hadham, Herts, SG10 6EY

Guide price £900,000

A most attractive and substantial four bedroom, character older style property which is in a delightful semi-rural location on the southern outskirts of a very sought after Hertfordshire village.

The very spacious and well maintained accommodation comprises: Entrance hall, study, dual aspect sitting room with fireplace, large dining room, snug/playroom, downstairs cloakroom and very large dual aspect kitchen complete the ground floor. On the first floor: Master bedroom with en-suite bathroom, three further generously proportioned double bedrooms and a family bathroom.

The property is surrounded by lovely established gardens to the front, side and rear. The plot has a road frontage of approximately 205' and the rear garden is about 90' in depth. The property is approached via a five bar gate just off the Widford Road and an extensive driveway provides parking for numerous vehicles and in turn leads to a detached double garage. Above this is a very useful large room which could be utilised in many ways depending on the buyer's requirements.
We think that it would be ideal for a playroom.

The nearest shop in the village is less than a mile away, the village pub is just over a mile away and it is only six miles to the centre of Bishop's Stortford where there is a mainline railway station on the Cambridge to Liverpool St. line. St Andrew's Primary School is a mile from this property.
The nearby towns of Bishop's Stortford, Ware, Hertford and Harlow offer an excellent range of shopping and recreational facilities. N.B. All of these towns have stations.
Close to this house are a large number of footpaths and bridleways. To the rear you can find Hadham Mill Equestrian Centre with horses grazing in the paddocks.

EPC Pending. Council Tax Band F.

Relocation agent network relocation-agent-network.co.uk
rightmove
allAgents .co.uk
The Property Ombudsman

Covered Porch
Outside light. Front door to:

Entrance Hall
Two radiators. Wooden floor. Stairs to the first floor. Understairs cupboard. Double built-in cloaks cupboard. Doors leading to Sitting room, dining room, study and kitchen.



Study
9'4" x 8'11" (2.852 x 2.730)
Radiator. Double glazed window to the front aspect.



Sitting Room
19'10" x 11'5" (6.052 x 3.495)
Double glazed windows on two aspects. Fireplace with wood burning stove. TV point. Radiator.





Dining Room

19'0" max x 11'5" (5.794 max x 3.496)
Double glazed picture windows and French doors to the rear garden. Wooden flooring. Four wall light points. Six inset ceiling lights. Deep built-in storage cupboard. Doors to kitchen and:







Snug/Playroom

9'4" x 8'11" (2.856 x 2.718)
Radiator. TV point. Two wall light points. Door to:



Downstairs Cloakroom

5'3" x 3'0" (1.612 x 0.924)
Pedestal wash basin. Low level WC. Extractor fan. Wooden flooring.



Kitchen/Breakfast Room

17'6" x 14'0" (5.347 x 4.276)

A very spacious room which features a central island unit. The room is well lit by double glazed windows to the side and rear aspects.

Extensive range of shaker style units with black granite work surfaces.

Integrated appliances include: Double oven and ceramic hob.

Stainless steel single drainer, one and a half bowl sink unit with cupboards below. Opposite and adjacent work surfaces with cupboards and drawers below. Dresser unit with plate racks and shelving. Full-height pull-out larder cupboard. Twelve inset ceiling lights. Two glass fronted cabinets. Spaces for washing machine, dishwasher and fridge/freezer. Stable style door to the rear garden. Ceramic tiled floor. Radiator.







First Floor Landing

A galleried landing with a double glazed window to the rear aspect. Hatch to loft space.



Bedroom One
14'1" x 11'5" (4.298 x 3.496)
A spacious master bedroom, well lit by double glazed windows to the front and side aspects. Radiator. Extensive range of fitted bedroom furniture including wardrobes and dressing table. Door to:







En-Suite Bath/Shower Room
10'4" x 7'10" (3.155 x 2.393)
Fitted with a full antique style suite.
Freestanding bath with mixer tap and shower attachment. Vanity unit wash basin. Bidet. Low level WC. Double-width shower cubicle. Chrome heated towel rail. Tiled floor. six inset ceiling lights. Extractor fan. double glazed window to the side aspect.



Bedroom Two
14'0" x 9'3" (4.282 x 2.838)
Double glazed windows to the side and rear aspects. Radiator.



Bedroom Three
12'4" x 9'5" (3.777 x 2.872)
Double glazed window to the front aspect. Radiator. Three double built-in wardrobe cupboards.





Bedroom Four
10'4" x 8'4" (3.156 x 2.546)
Double glazed window to the front aspect. Radiator. Wood effect laminate flooring.



Family Bathroom
9'3" x 5'1" (2.828 x 1.566)
Fitted with a white suite and complementary fittings.
Panel bath with glazed shower screen, mixer tap and Triton electric shower unit. Vanity unit wash basin. low level WC. Part tiled walls. tiled floor. chrome heated towel rail. Shaver light and point. Double glazed window to the rear aspect.



Outside
A large mature plot which is surrounded by open countryside. There are three areas of garden as described below.

Front Garden

A road frontage of over 200'. The property is approached via a five bar gate and the gravel driveway and turn-around areas provide parking for numerous vehicles.
Lawn area with well stocked flower and shrub borders. Ornate gravelled area. Established hedge to the front boundary. Block-paved pathway to the front door.



Side And Rear Gardens

The majority of the plot lies to the rear and one side of the house.
The rear garden measures approximately 90' to the mature conifer hedge at the rear of the plot. There is a gate in this hedge onto a private lane which leads to the equestrian centre.
Extensive lawn areas with well stocked flower beds and borders. Outside tap. Mature willow tree. Various fruit trees. Oil storage tank.







Rear View Of The House





Detached Double Garage

18'11" x 17'7" (5.786 x 5.363)
Two up and over doors. Light and power connected. Stairs lead up to:



Mezzanine Floor

17'1" x 11'8" (5.217 x 3.570)
Ideal for storage or conversion to a habitable room, gym or playroom. Light and power connected. Windows to the front and rear aspects.

Aerial Photos







LOCAL INFORMATION

Essential information on transport links, shops, hospitals & doctors plus schools with their contact details & performance ratings is available on our website: www.lednor.co.uk
Find the property you are interested in and then select premium brochure.

In this brochure you will find larger photographs, floor plan, Energy Performance Certificate and loads of useful information about the area that the property is located.

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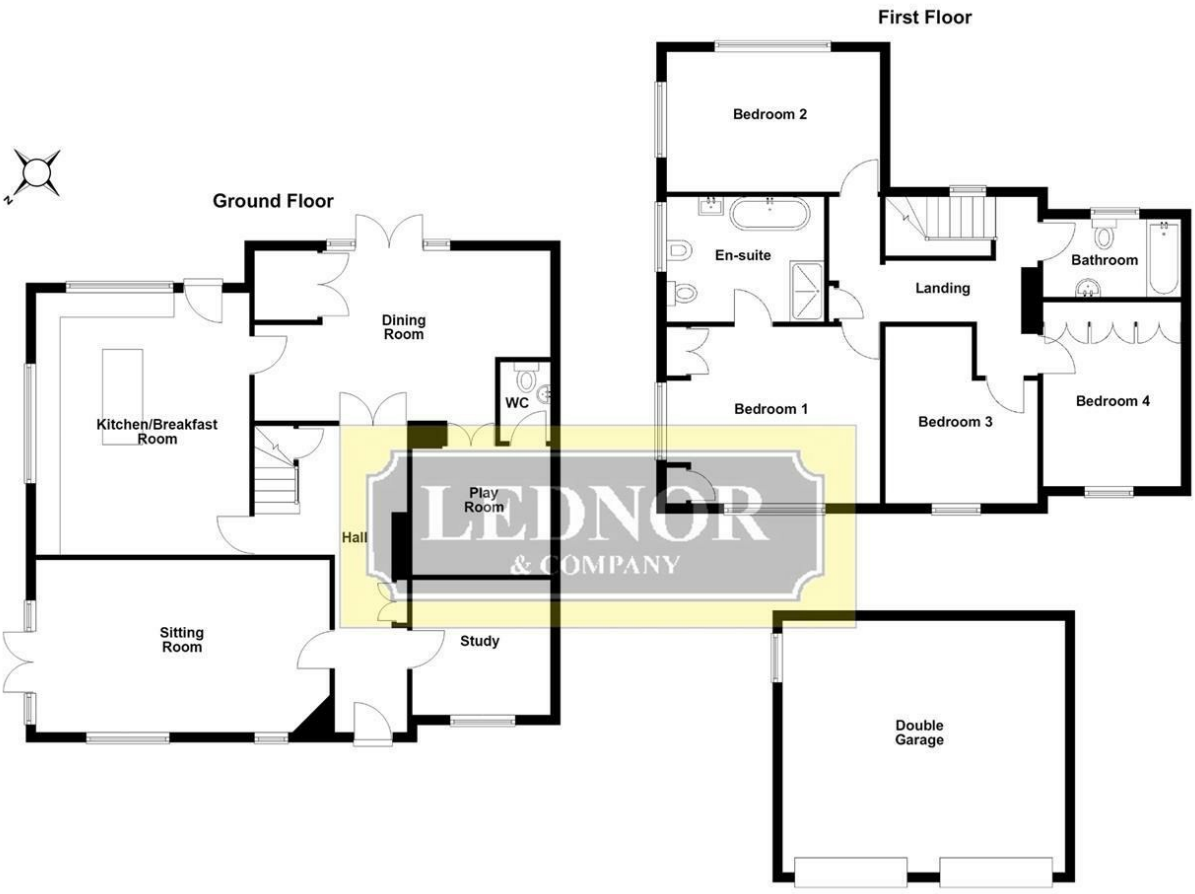
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Your home is at risk if you do not keep up payments on a mortgage or loan secured against it.

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Disclaimer

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide.
We have not carried out a survey, nor tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes are approximate and should not be relied upon for carpets and furnishings. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. Any stated plot size is intended merely as a guide and has not been officially measured or verified. We have not checked the legal documents to verify the freehold/leasehold status of the property and purchaser is advised to obtain clarification from their solicitor or surveyor.
MONEY LAUNDERING REGULATIONS 2003. Intending purchaser will be asked to produce identification documents and we would ask for your co-operation in order that there be no delay in agreeing the sale.



APPROX GROSS INTERNAL FLOOR AREA 1885 SQFT (excluding Garage)
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE