

Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX
Tel: 01920 411090
8 High Street Buntingford SG9 9AG
Tel: 01763 272727
info@jonathan-hunt.co.uk
www.jonathanhunt.co.uk



11 Lower Road, Great Amwell, Hertfordshire, SG12 9SY

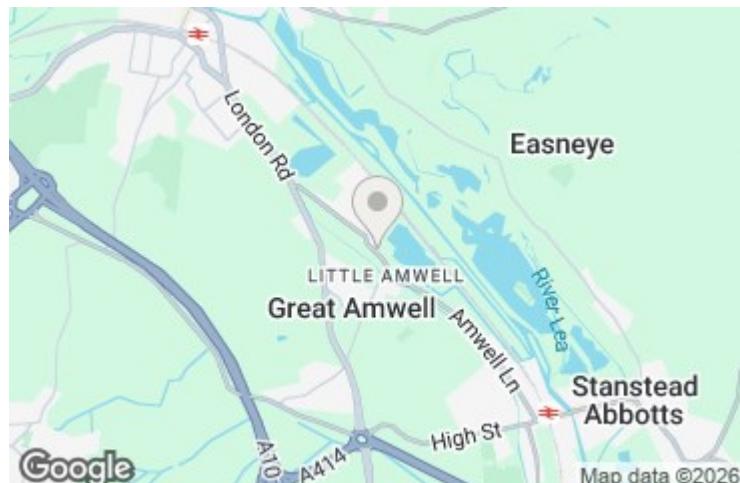
£2,995,000

Nestled on Lower Road in the charming village of Great Amwell, this exquisite Georgian detached house offers a remarkable blend of elegance and modern luxury. Spanning an impressive 5,000 square feet, this stunning residence boasts six spacious bedrooms, each designed with comfort and style in mind. The property features an abundance of living space, with three well-appointed reception rooms that provide the perfect setting for both relaxation and entertaining.

Description

One of the standout features of this luxurious home is its impressive array of amenities. Residents can enjoy a private swimming pool, a pool house with a bar and hot tub, a state-of-the-art cinema room, and a fully equipped gym, ensuring that leisure and entertainment are always at hand. The seven bathrooms throughout the property add to the convenience and comfort, making it ideal for families or those who enjoy hosting guests.

The exterior of the home is equally impressive, with ample parking available for up to nine vehicles, a rare find in such a desirable location. The beautifully landscaped grounds provide a serene backdrop, perfect for outdoor gatherings or quiet moments of reflection.



Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs (92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Current
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC



Floor 0 Building 1

Approximate total area⁽¹⁾

343.8 m²

3703 ft²

Reduced headroom

11.6 m²

124 ft²



Floor 1 Building 1



Floor 2 Building 1

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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