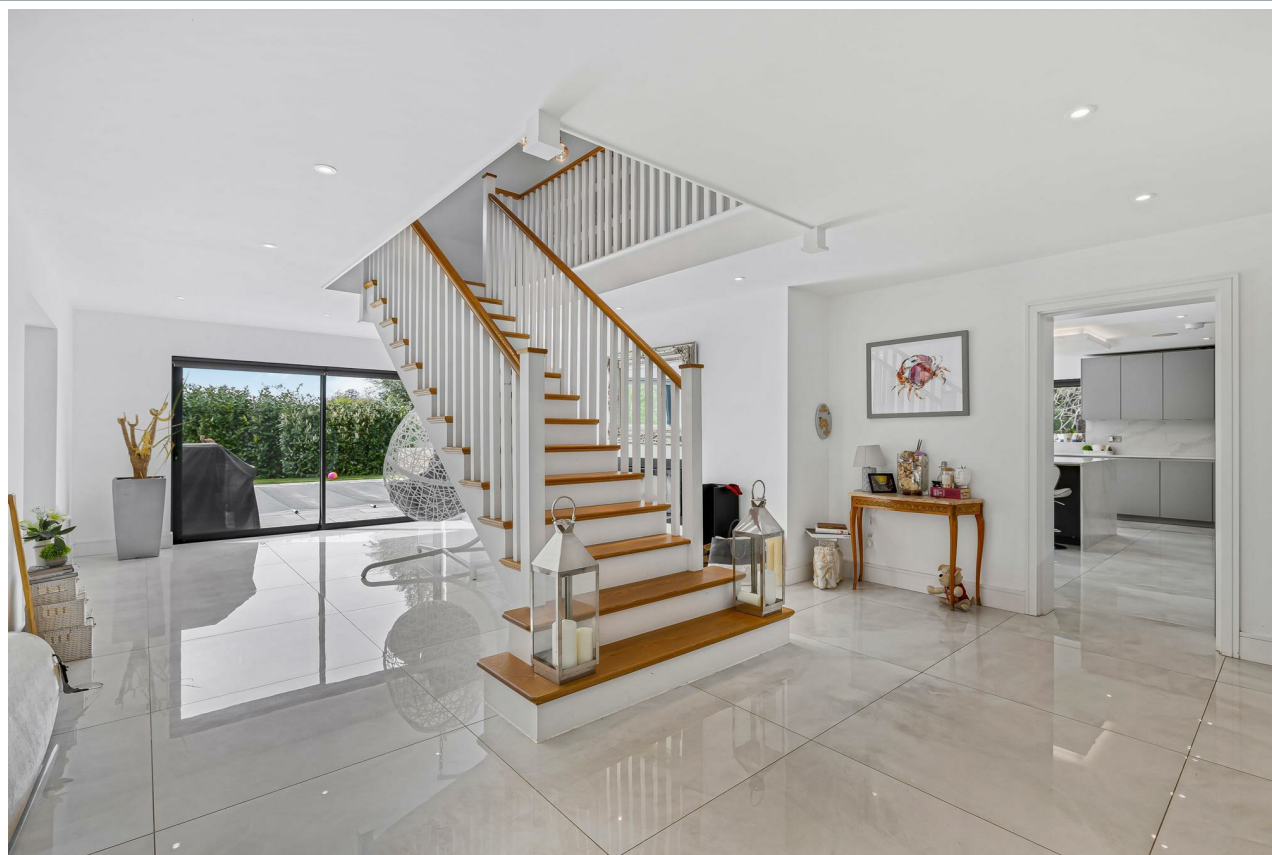




The Street, Braughing
SG11 2QE
Price Guide £1,675,000



stevenoates.com



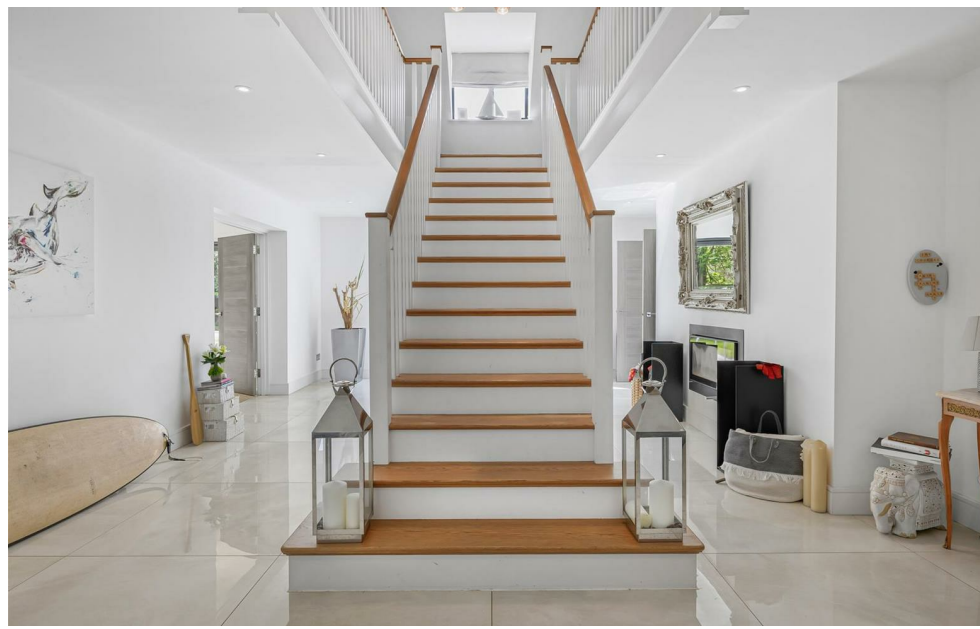
Ashridge, The Street, Braughing, Hertfordshire, SG11 2QE

A newly renovated and vastly extended/remodelled 7 bedroom detached family home in the heart of this highly sought after village. The stylish accommodation offers generously proportioned rooms and finished to an uncompromising standard comprises of a vast reception hall, large family kitchen, 30ft living room, cinema room, utility room and a ground floor guest bedroom with separate shower room. On the first floor, there is a spacious landing leading to 6 further bedrooms with 4 bathrooms and 2 dressing rooms. Externally, the property is set behind an electric gated, shared with just one other property with ample driveway parking and a large detached double garage with studio above and additional bathroom. The rear gardens are a good size with a high degree of privacy and a heated swimming pool.

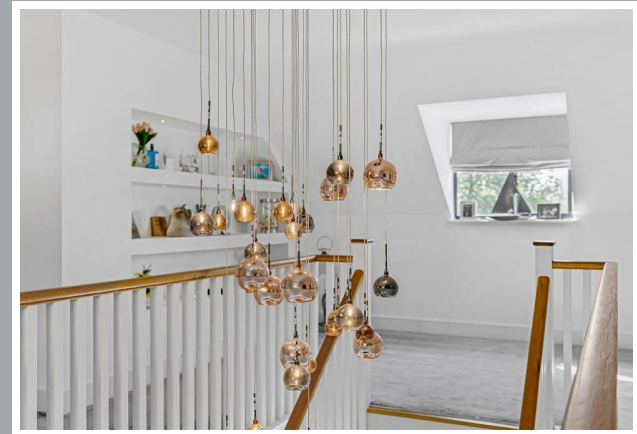
Braughing is a highly sought after and picturesque Hertfordshire village, renowned for its rich history, period architecture, and strong sense of community. Set amidst beautiful rolling countryside, the village offers an idyllic rural lifestyle while remaining well connected to nearby towns and transport links. At its heart, Braughing features a choice of locally renowned pubs, a well regarded primary school and is also home to the River Quin, which gently meanders through the area and adds to the village's tranquil character. Surrounded by scenic walking routes and open countryside, Braughing is ideal for those who enjoy outdoor pursuits, yet it remains conveniently located for access to Buntingford, Ware, and Hertford, all of which provide a wider range of shopping, leisure, and schooling options. Mainline railway services from nearby stations offer direct links into London, making Braughing an excellent choice for commuters seeking a balance between country living and accessibility.



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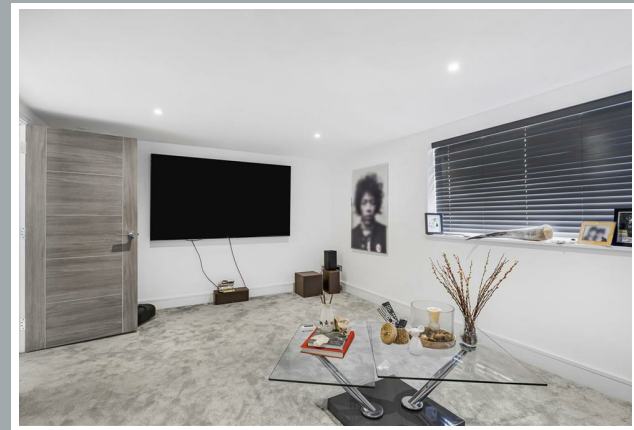
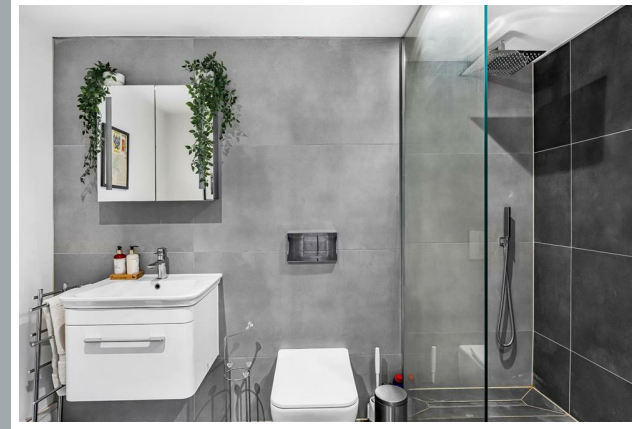
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**Approximate Gross Internal Area 4266 sq ft - 296 sq m
(Excluding Garage)**

Ground Floor Area 2133 sq ft – 198 sq m

First Floor Area 2133 sq ft – 198 sq m

Garage Area 844 sq ft – 78 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

