



228A, Hertingfordbury Road, Hertingfordbury

SG14 2LB

Guide Price £875,000



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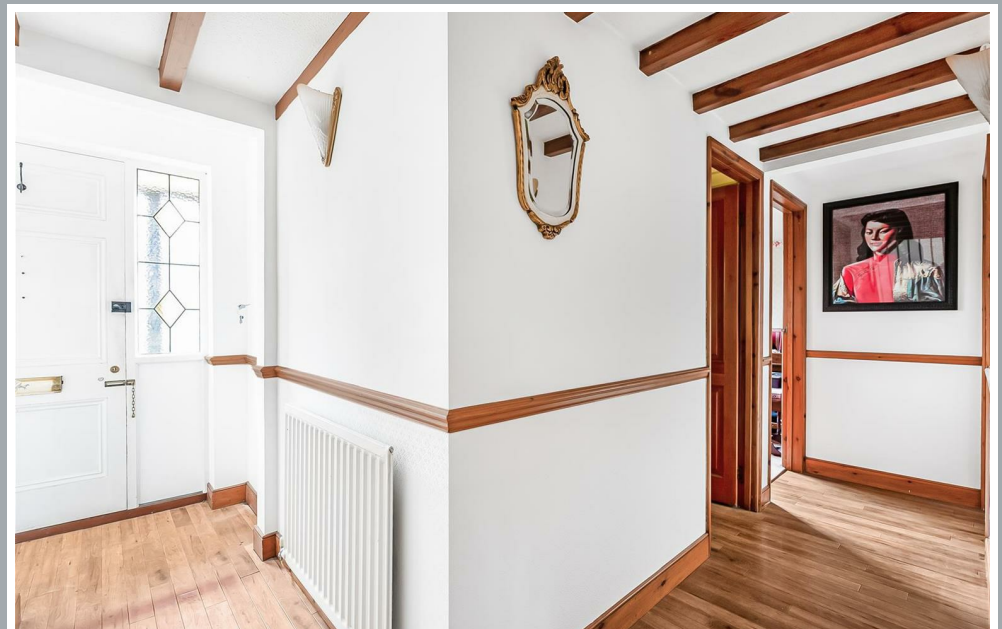
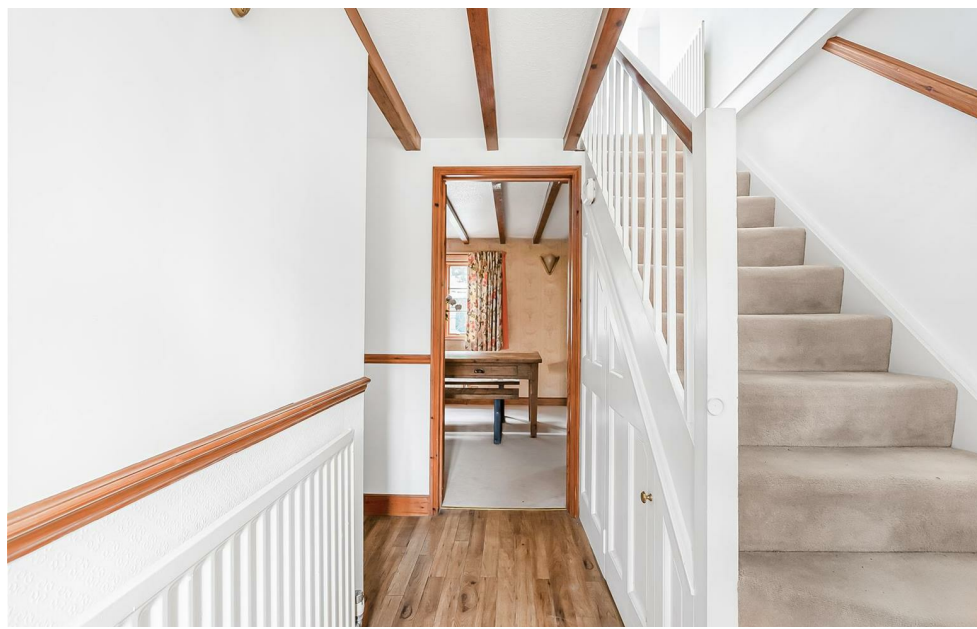
## Millers Cottage, 228A Hertingfordbury Road, Hertingfordbury, Herts, SG14 2LB

\*\*\*\*CHAIN FREE\*\*\*\* A charming cottage situated within a tucked away plot in the heart of Hertingfordbury village, convenient for Hertford North rail station and Hertford Towns multiple facilities. The cottage is believed to have been built circa 1900 and has been beautifully preserved with a variety of character features remaining, including a brick fireplace, exposed timber beams and the original arched windows with mullioned panes. The property likely formed part of Hertingfordbury Mill, operational until 1933, and is believed to have been the former miller's home. There is 1576 sq foot of accommodation and is arranged over two levels and there is further scope to extend or reconfigure, subject to the usual planning consents. The house is entered via an external porch leading onto an entrance hall, which has doors to a ground floor shower room with WC, the main dining room which is open plan to the sitting room, the kitchen and adjoining utility room and a useful third bedroom/study. Upstairs the master bedroom is accessed through a dressing room with built-in storage, while the second bedroom is spacious and features fitted wardrobes. A family bathroom completes the accommodation. Externally, there are two detached outbuildings: a timber 'beach house' style building which could be used as a gym, studio or summerhouse and a separate storage room/office which would be ideal for homeworking. The gardens to the rear are walled and have a private feel, with tall trees around the boundary and a variety of shrubs making the space feel leafy and secluded. To the front of the house there are a number of shrub borders and a gravel driveway with space for a number of vehicles and a detached double car port.

Occupying an enviable position in the heart of this highly sought after village on the western outskirts of Hertford, the property is only a short distance (1.1 miles) from Hertford North mainline station which serves London's Moorgate and Hertford town centre is less than 2.0 miles away. The village of Hertingfordbury benefits from an active community with facilities including a cricket green, tennis courts and a highly acclaimed newly refurbished village pub, The White Horse.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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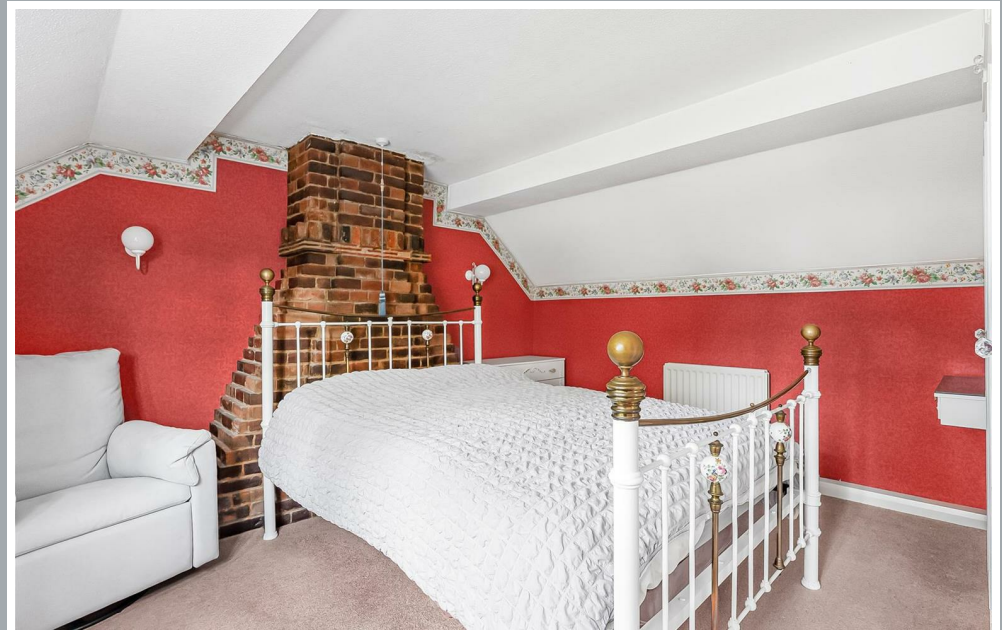


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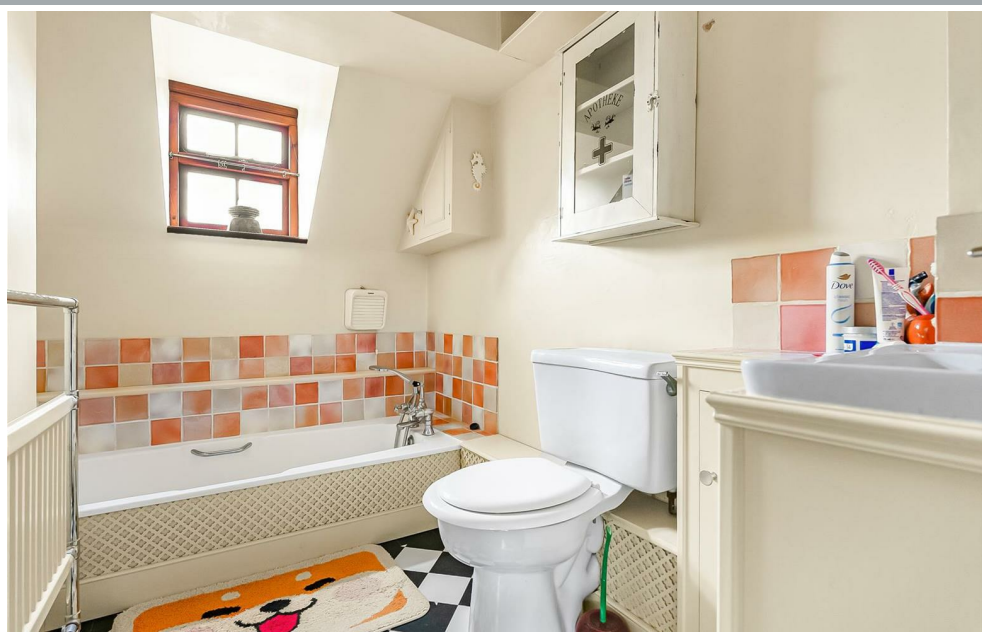
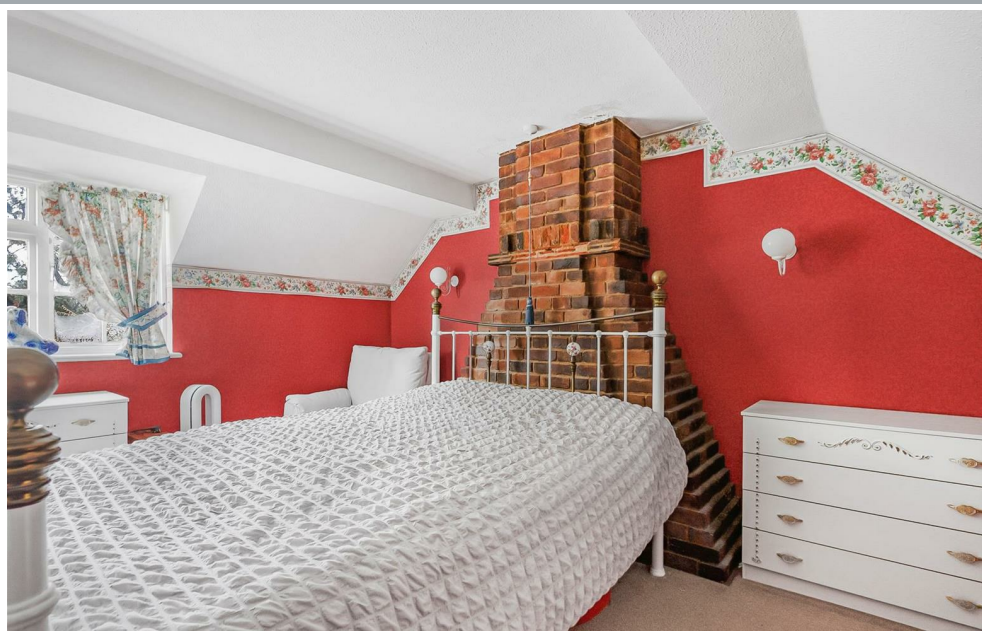




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Approximate Area = 146.4 sq m / 1576 sq ft  
 Outbuilding = 34 sq m / 366 sq ft  
 Total = 180.4 sq m / 1942 sq ft  
 Including Limited Use Area (17.6 sq m / 189 sq ft)  
 For identification only. Not to scale.  
 © Fourwalls



(Not Shown In Actual  
Location / Orientation)



(Not Shown In Actual  
Location / Orientation)



(Not Shown In Actual  
Location / Orientation)



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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