

Jonathan Hunt

ESTATE AGENCY

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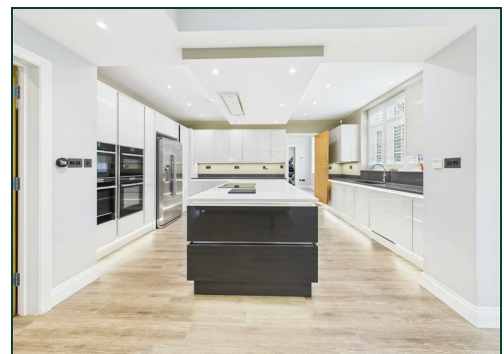
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11 Lower Road, Great Amwell, Hertfordshire, SG12 9SY

Offers In Excess Of £2,500,000

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 and a recently installed Air Conditioning system. The landscaped garden is stunning with heated outdoor swimming pool and a newly installed gas supplied fire pit .

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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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	Potential
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	Potential
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



Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾

343.8 m²

3703 ft²

Reduced headroom

11.6 m²

124 ft²

(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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