



Little Barn, St. Marys Lane, Hertingfordbury

SG14 2LF

Price Guide £1,395,000



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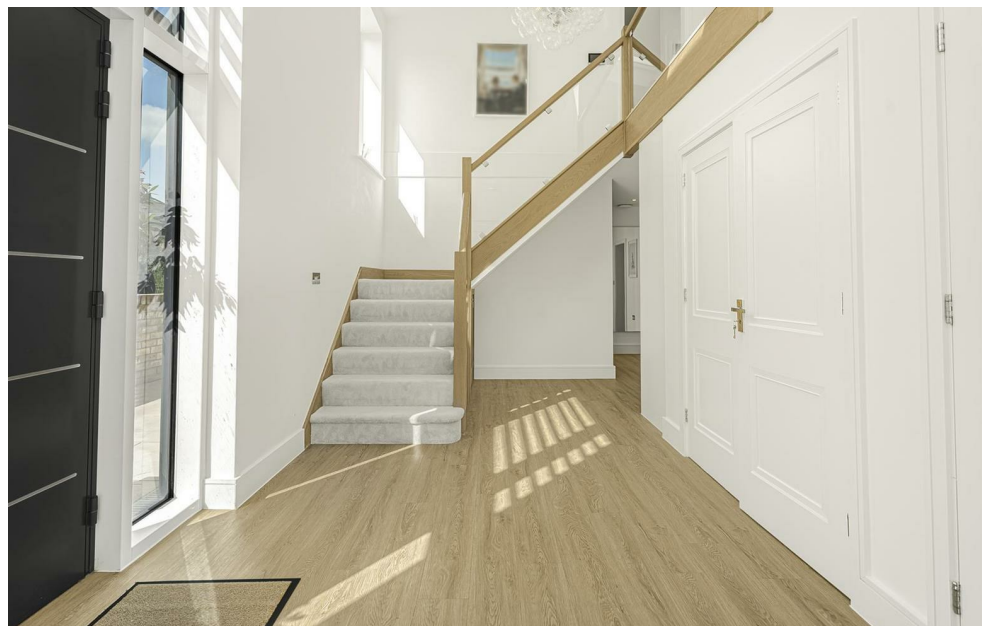
Little Barn St. Marys Lane, Hertingfordbury, Herts, SG14 2LF

Grand Designs in Prime Village - An outstanding detached modern home offering beautiful accommodation flooded with natural light built to an uncompromising quality. The stylish accommodation comprises of a full height galleried entrance hall, an impressive full height open plan living space leading to a fully integrated modern kitchen and separate utility room. There are 2 good size double bedrooms with 1 bathroom on the ground floor. On the first floor, there is a spacious galleried landing, a home office, 2 large bedrooms, both with large en-suites, with the main bedroom offering 'his & hers' walk in wardrobes. Externally, there is ample driveway parking with EV charging, attractive gardens, strip of private woodland and additional parking towards the end of the plot if ever required. The high specification including the latest technology to include air conditioning to the main areas / bedrooms and air source heating to name a few. Viewing is essential to fully appreciate this excellent family home.

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. The well used nature trail, Cole Green Way is only a short distance away providing a pleasant walk into Hertford itself.



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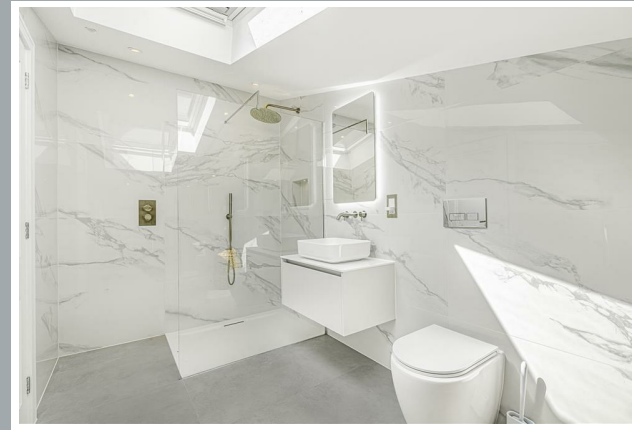
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Approximate Gross Internal Area 2538 sq ft - 236 sq m

Ground Floor Area 1602 sq ft – 149 sq m

First Floor Area 936 sq ft – 87 sq m



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.



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