



11 Hamels Mansion, Off Hamels Lane, Nr Buntingford, Herts SG9 9NA

Guide Price £645,000

This delightful home offers a rare opportunity to enjoy elegant country living within a prestigious historic setting. Set over two floors, this beautiful three bedroom home manages to blend period grandeur with all modern day conveniences and viewing is an absolute must to appreciate the accommodation offered. Enviably positioned within breath taking parkland and steeped in history, this exceptional home forms part of the distinguished Hamels Mansion, whose beautifully maintained grounds adjoin the renowned East Herts Golf Course.

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**Oliver
Minton**
Village & Rural Homes

Council Tax Band: E

Tenure: Leasehold

This particular residence occupies part of an attractive wing adjoining the main mansion and enjoys the rare benefit of its own private front door, enhancing the sense of independence and privacy that is more associated with a traditional house. Arranged across the ground and first floors, the property offers the scale of a generous three-bedroom home, characterised by magnificent high ceilings and impressive large windows. These have recently been enhanced with bespoke double glazing, thoughtfully commissioned by the current owners, who have also skilfully reconfigured and modernised the interiors to create the elegant and highly functional living space that is presented today.

Upon entering, the hallway leads through to the principal reception room, a wonderfully proportioned and light-filled space with high ceilings and striking windows with window seats framing the views across the surrounding gardens. A feature fireplace adds warmth and character whilst providing a natural focal point.

The stylish open-plan kitchen is beautifully appointed with contemporary fitted wall and base cabinets with 'Slab Tech' counter tops in a grey hue, complemented by a central island that doubles as a breakfast bar for relaxed dining. The layout easily accommodates a dining table and comfortable seating areas, creating a versatile setting ideal for both entertaining and everyday living. French doors open directly onto a peaceful area of the communal gardens.

Upstairs, the sense of space continues with three well-proportioned bedrooms, each offering comfortable accommodation and sharing a well-appointed, modern family bathroom.

Further practical benefits include a garage located conveniently nearby within a block, along with residents' parking spaces.

Accommodation : Partially enclosed vestibule with a tiled floor leading to private front doors to numbers 10 and 11.

Entrance Hall : Traditional hallway with stairs rising to first floor. Under stairs storage cupboard.

Ground Floor Shower Room : Beautifully fitted with a contemporary modern suite: Large corner shower cubicle with curved glazed screen. Vanity wash hand basin with drawer unit below. Low flush w.c. Attractive tiling to walls and floor. Extractor fan.

Open Plan Living/Dining/Kitchen Space - 8.16m x 5.12m (26'9" x 16'9")

A stunning room with high ceilings, two double glazed windows having attractive window seats with storage beneath plus double French doors opening to the communal gardens. The generous size and open layout of the living/dining area offer flexibility to arrange furniture in a way that best suits your needs and preferences. The focal point of this area is the feature fireplace with attractive surround and tiled hearth, housing a realistic coal effect LPG fire.



Kitchen Area

The kitchen area balances contemporary design with everyday functionality with 'Slab Tech' work surfaces complementing the high gloss units, inset with a stainless steel sink and drainer and attractive glass splash-back. A sleek breakfast bar divides the open-plan space without closing it off and creates a natural boundary between the kitchen and living area, while offering a casual spot for dining, socialising, or working.

The wall and base cabinets are arranged to maximise efficiency, with fully integrated appliances including a fridge/freezer, dishwasher, and washing machine, all concealed behind matching fronts for a streamlined look. There is a self-cleaning double oven/grill and five ring hob, paired with a hidden downdraft extractor that rises from the worktop when in use.

First Floor : Half landing with door to:

Bathroom : Modern white suite: Panel enclosed bath with shower attachment and glazed screen. Low level w.c. Vanity wash hand basin. Chrome heated towel rail. Complementary tiling to wall and floor. Extractor fan.

Main Landing : Two wide double glazed windows allowing natural daylight to flood the landing. Recessed cupboard housing LPG gas fired boiler. Door to airing cupboard housing hot water cylinder.

Principal Bedroom - 5.32m x 4.28m (17'5" x 14'0")

Narrowing to 3.15m (10'4") Double glazed window to rear. Built-in recessed, sliding door, mirror fronted wardrobes to one wall. Radiator.

Bedroom Two - 4.17m x 2.9m (13'8" x 9'6")

Double glazed window overlooking gardens and beyond. Radiator.

Bedroom Three - 4.23m x 2.16m (13'10" x 7'1")

Double glazed window overlooking the gardens. Radiator.

Exterior : Approached The property sits in delightful, communal gardens that are beautifully maintained, with well tended lawn, interspersed with mature trees and planting.

Garage : The garage is situated in a residents block and benefits from an electronically operated roller door with power and light connected.

Services : Mains Electricity, Private Drainage - Septic Tank, LPG gas supplying domestic hot water and heating to radiators, Private water supply. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>

Lease Details and Service Charges

The term of lease is 189 years commencing on 24th June 1979 and expiring on 23rd June 2168, leaving 142 years remaining.
Service Charges: £1800 per annum which includes water and sewage.
No Ground Rent





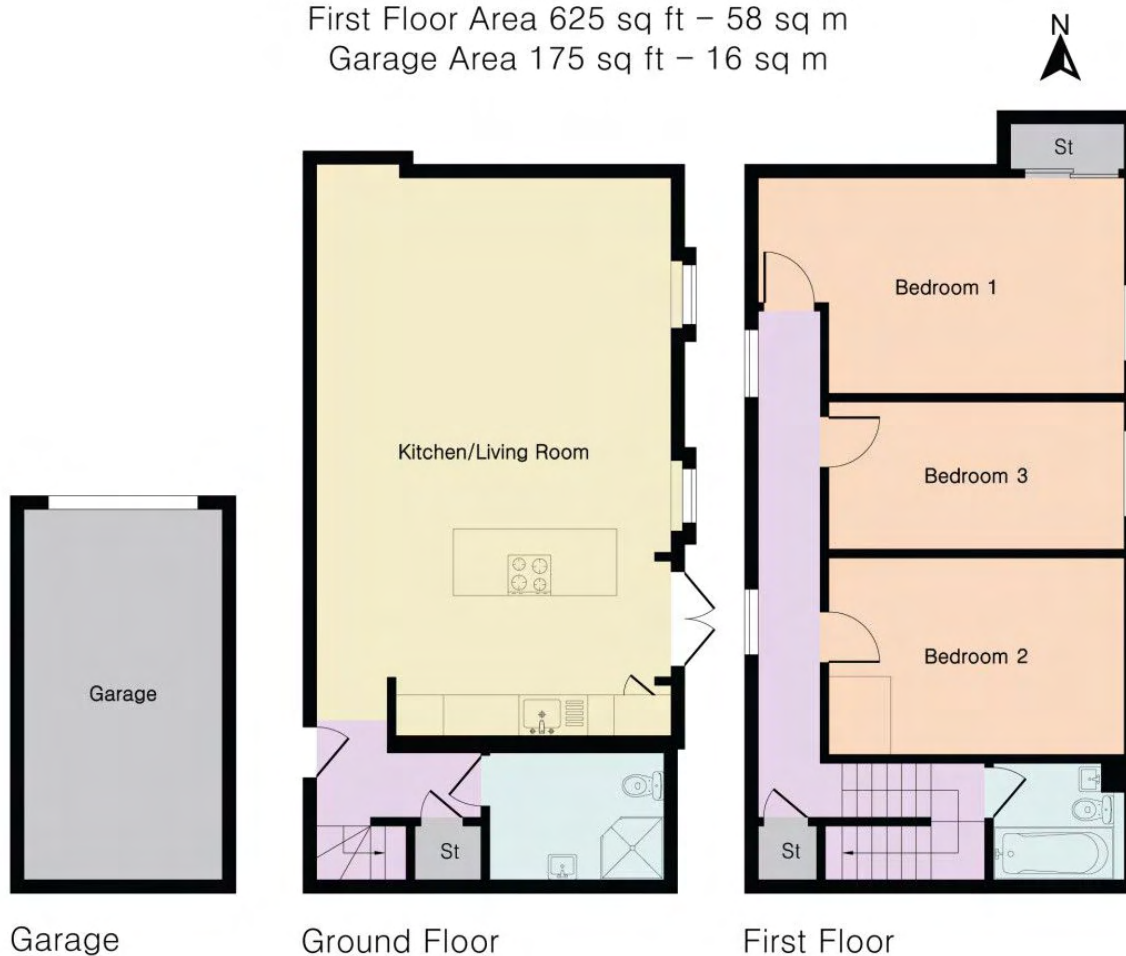


**Approximate Gross Internal Area 1220 sq ft -113 sq m
(Excluding Garage)**

Ground Floor Area 595 sq ft – 55 sq m

First Floor Area 625 sq ft – 58 sq m

Garage Area 175 sq ft – 16 sq m



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MORTGAGE ADVICE

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