



The Old Rectory, St. Andrew Street, Hertford

SG14 1HZ

Offers In Excess Of £2,000,000



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The Old Rectory St. Andrew Street, Hertford, Herts, SG14 1HZ

A truly elegant 7 bedroom detached former Rectory located in an enviable position tucked away in Hertford's historic town centre. This exceptional Grade II listed home offers stylish accommodation complimented by many of the original features throughout the 4000 sqft. The accommodation comprises of a large entrance porch which opens to a large entrance hall with a downstairs wc/shower room. The ground floor offering 4 generous reception rooms, a family size kitchen and separate utility room. On the first floor, there are 5 double bedrooms, a family bathroom & en-suite shower room, whilst there are 2 more additional spacious bedrooms on the top floor. Externally, the property is approached by a private gravel drive providing ample parking, opening to the main gardens, which offer a high degree of seclusion from the canopy of mature trees that board the plot. In addition, to the side are a number of outbuildings ideal for storage. Internal viewing is highly recommended to fully appreciate this charming character home.

The Old Rectory is nestled in a beautifully screened plot set back from St. Andrews Street at the end of a long private drive. The property adjoins Hertford Castle and St. Andrews Church. The property enjoys the best of both worlds giving a real sense of escapism, yet located in the heart of the historic town centre, which offers a vibrant choice of shops, restaurants, along with the newly re-generated Beam theatre and Hartham Common. Both Hertford North & Hertford East stations are a short distance away (0.5 miles) providing fast services to London, with easy access to the A414 which connects to both the A10 and A1(m). Hertford also offers a choice of excellent schooling both state and independent, for all ages.



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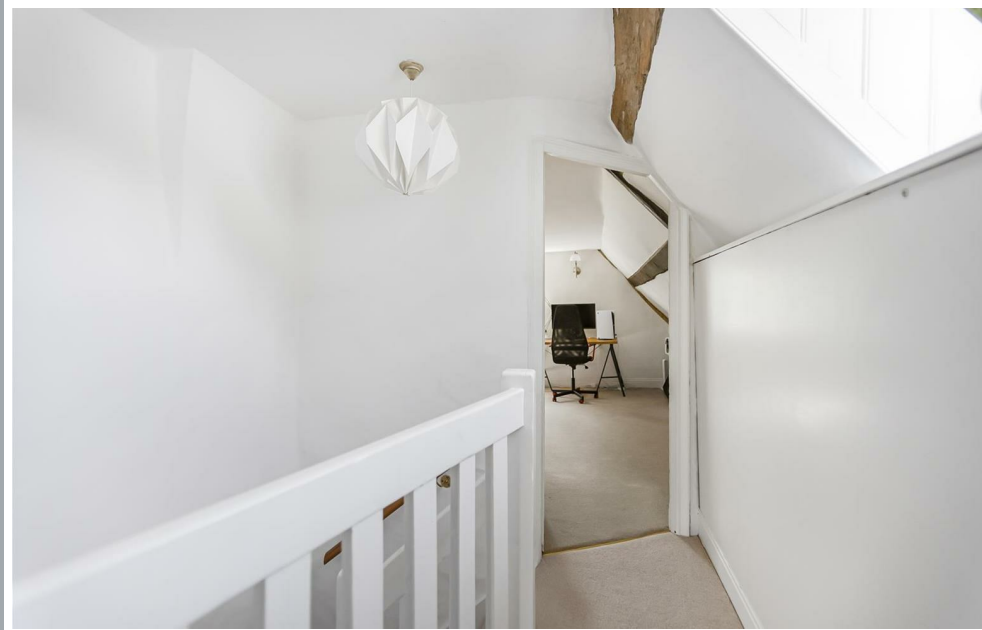


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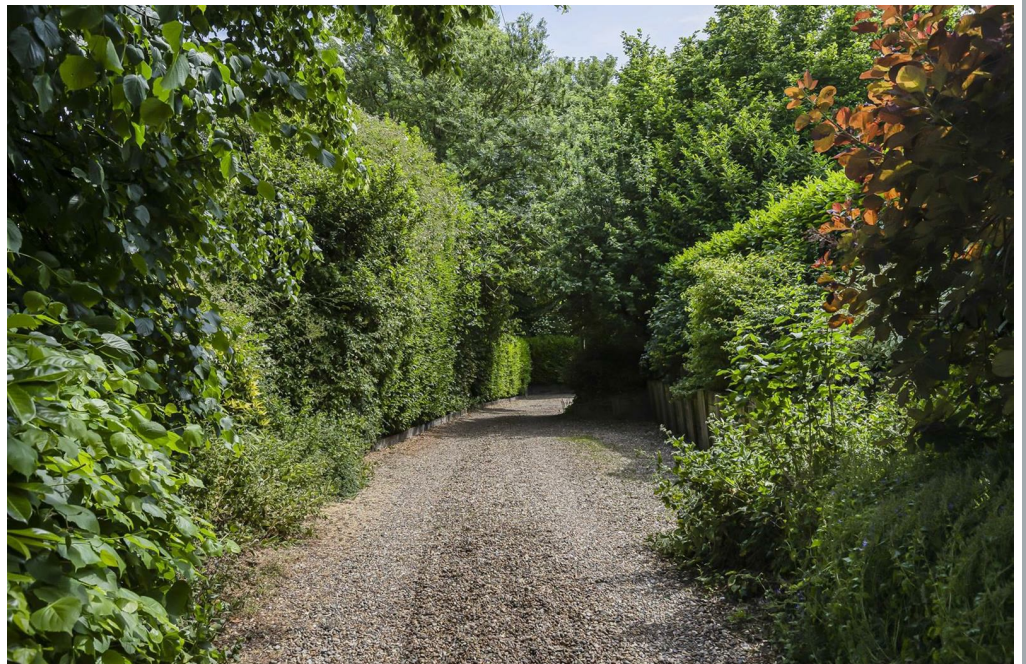
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**Approximate Gross Internal Area 4134 sq ft - 384 sq m
(Excluding Outbuilding)**

Ground Floor Area 1994 sq ft – 185 sq m

First Floor Area 1438 sq ft – 134 sq m

Second Floor Area 702 sq ft – 65 sq m

Outbuilding Area 442 sq ft – 41 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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