



7, Lady St. John Square, Hertford  
SG14 2WS

Guide Price £925,000



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## 7 Lady St. John Square, Goldings, Hertford, Herts, SG14 2WS

\*\*\*\*CHAIN FREE\*\*\*\* An exceptional four-bedroom character home forming part of an exclusive stable yard conversion within the picturesque grounds of Goldings Hall. Accessed via an attractive courtyard frontage, this impressive residence boasts a private rear garden alongside communal access to beautifully maintained parkland. The property has been tastefully modernised to a high standard throughout, offering spacious and versatile accommodation extending to approximately ... sq ft. Upon entering, you are greeted by a welcoming hallway leading to two bedrooms, a contemporary shower room, an under-stairs storage cupboard, and a bright and spacious lounge/dining area. The fully fitted kitchen, accessed from the lounge, features modern finishes and integrated appliances. A mezzanine floor, accessible from the lounge, provides an ideal space for a home office. The first floor comprises two further bedrooms and a stylish family bathroom. The dual-aspect master bedroom offers stunning views across the rolling countryside and includes its own mezzanine level, perfect for storage or a dressing area, creating a peaceful and light-filled retreat. Externally, the private paved garden provides direct access to the extensive communal grounds—perfect for relaxation or entertaining. The property also benefits from a car port with power and lighting. This charming home perfectly blends period character with modern comfort, set in an idyllic and secure environment, within easy reach of local amenities and excellent transport links.

Lady St. Johns Square is nestled within the beautiful grounds of the Goldings Country Estate located on the northern outskirts of Hertford itself. Hertford North train station is only a short distance away and provides fast services to London's Kings Cross and Moorgate. Hertford town centre is also close by serving as a quaint market town with a 'coffee shop' culture and excellent choice of shops and restaurants. All of Hertford's popular schools are within easy reach, whilst Heathmount school is also a short drive away.



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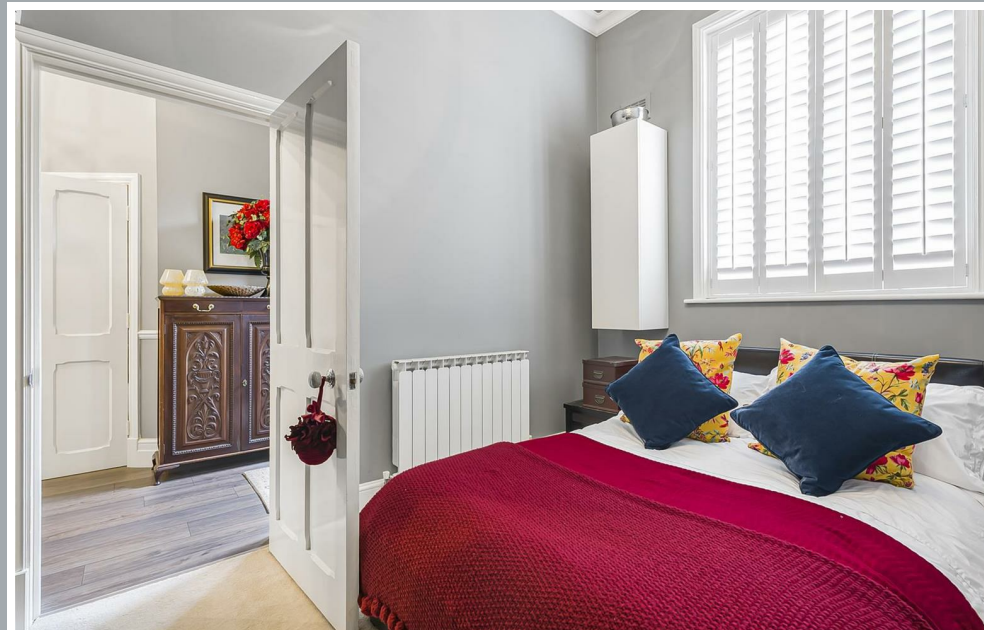


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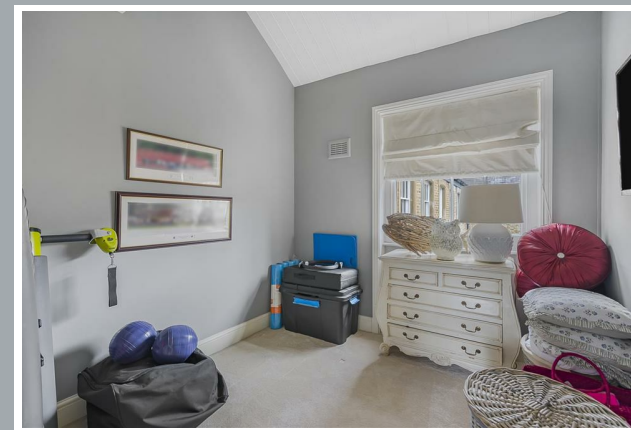




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**Approximate Gross Internal Area 1724 sq ft - 160 sq m**

Ground Floor Area 982 sq ft – 91 sq m

First Floor Area 489 sq ft – 45 sq m

Mezzanine 1 Area 169 sq ft – 16 sq m

Mezzanine 2 Area 84 sq ft – 8 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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