



8 Highfield Farm, Mangrove Lane, Hertford
SG13 8QJ
£465,000



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Steven Oates are delighted to present this absolutely stunning two-bedroom barn conversion, enviably positioned within an idyllic semi-rural setting. Forming part of an exclusive and beautifully converted farm development bordering the picturesque Brickendon Woods, this charming home offers peaceful countryside living with scenic walks on your doorstep, whilst remaining just a short distance from Hertford town centre — truly offering the very best of both worlds. Deceptively spacious throughout, the property provides stylish and modern accommodation arranged over two floors. The ground floor welcomes you via an inviting entrance hallway with a useful storage cupboard, leading to a generously sized double bedroom complete with a contemporary en-suite shower room, currently utilised as an excellent guest suite. There is also a well-appointed kitchen featuring integrated appliances and space for a dining table and chairs. To the rear of the property, you step down into the impressive living/dining room — a superb entertaining space filled with character and perfectly designed for both relaxing and hosting guests. The first floor is dedicated entirely to the principal bedroom suite, comprising a spacious bedroom enjoying delightful countryside views, a generous bathroom, and useful eaves storage cupboards to both rooms. Externally, this exceptional home further benefits from a private front garden, allocated parking for two vehicles, additional visitor parking, and a large communal garden for residents to enjoy during the summer months.

Highfield Farm is an exclusive collection of beautifully converted barns, peacefully nestled within stunning countryside just to the south of Hertford. Perfectly positioned for those seeking a semi-rural lifestyle without compromising on convenience, the development enjoys easy access to both Hoddesdon (approximately 2 miles) and Hertford (approximately 3 miles), each offering an excellent range of amenities and mainline stations with direct services into London. Hertford town centre is particularly renowned for its vibrant atmosphere, boasting an excellent selection of independent boutiques, shops, cafés, bars, restaurants, and leisure facilities, making it one of Hertfordshire's most desirable market towns.



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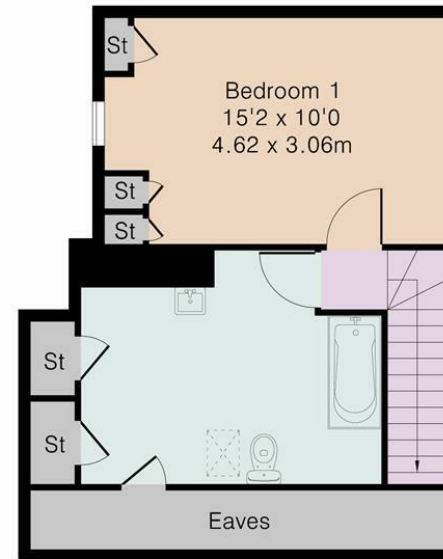
Approximate Gross Internal Area 844 sq ft – 79 sq m

Ground Floor Area 504 sq ft – 47 sq m

First Floor Area 340 sq ft – 32 sq m



Ground Floor



First Floor



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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