7, Church Path, Great Amwell

SG12 9RB

Price Guide £1,595,000

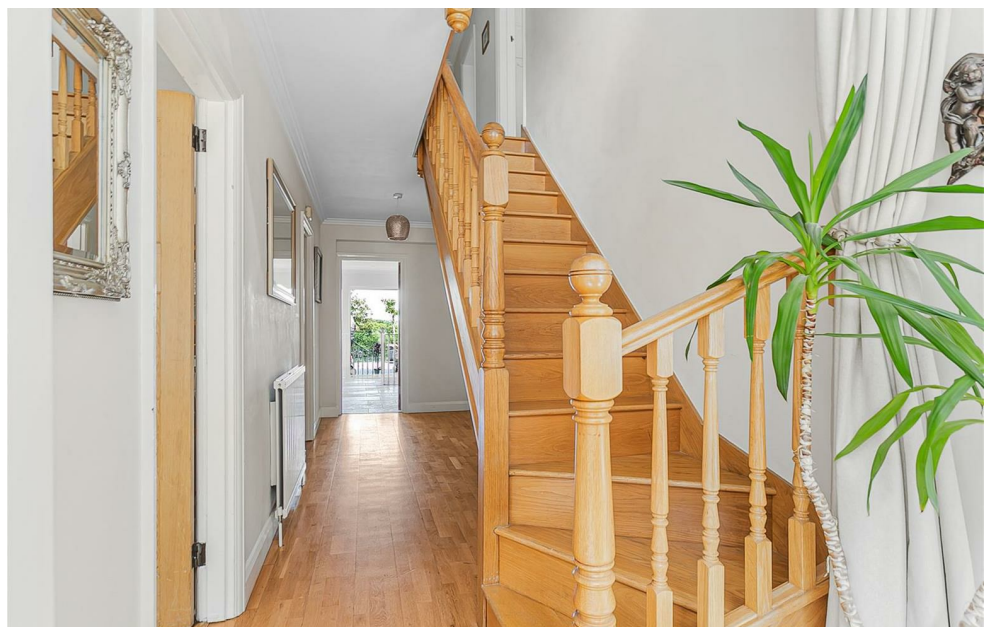
stevenoates.com

7 Church Path, Great Amwell, Hertfordshire, SG12 9RB

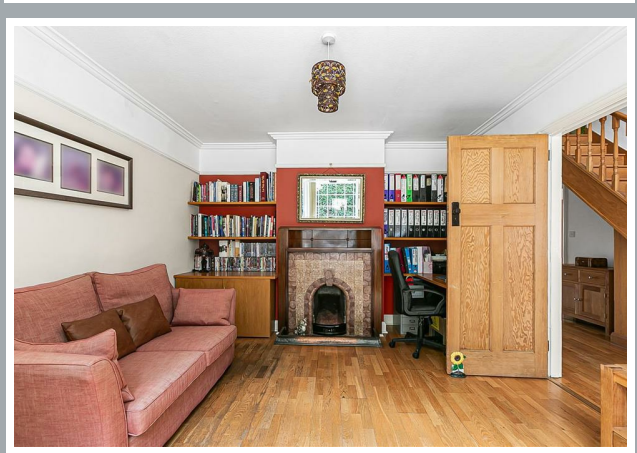
An exceptionally spacious detached family home set on a large plot with stunning views, located within this rarely available private road in the highly sought after village of Great Amwell. The property is nestled amongst beautiful countryside, yet only a short walk from the village pub. The versatile accommodation which extends to over 3000 sqft comprises of a spacious entrance hall, two cloakrooms, 3 large reception rooms, a family sized kitchen/diner and a utility room on the ground floor. On the first floor, there are 4 generous double bedrooms, 2 en-suites and a large family bathroom, whilst on the lower ground floor, there is a further living room with large wine cellar. Externally, there is a carriage driveway, attached garage and impressive gardens which extend to approximately 195ft x 60ft with stunning panoramic views over the valley.

Church Path is a tree lined lane, only a "stones throw" away from the George IV public house and Van Hage Garden Centre, beautiful riverside and wooded walks leading to both Ware & Stanstead Abbotts. There is excellent private and state schooling for all ages locally including Presdales School for Girls and a choice of mainline stations with direct trains to London and The City.

70 Fore Street, Hertford, Hertfordshire, SG14 1BY



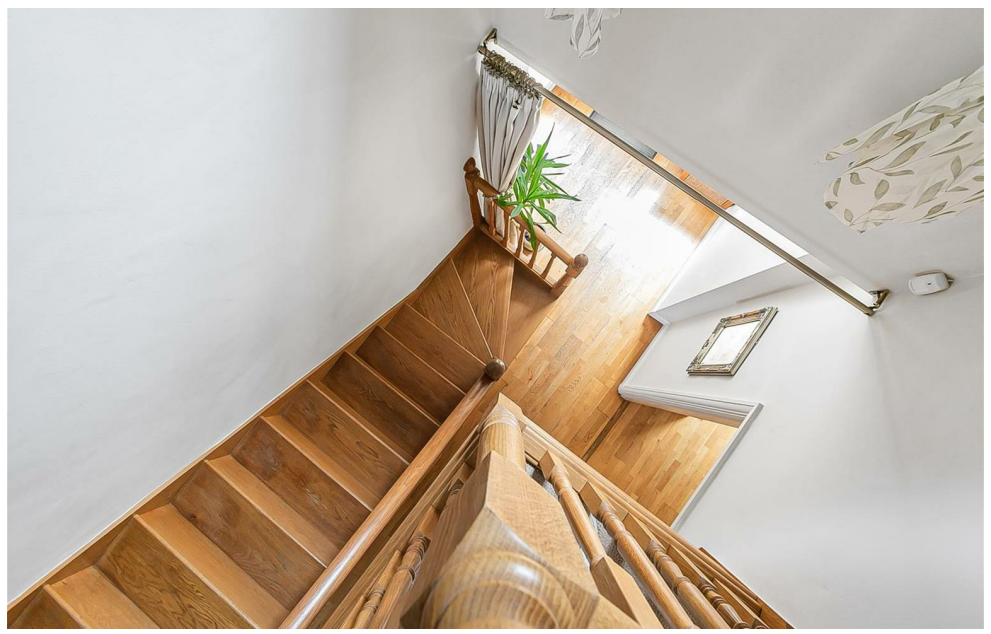
70 Fore Street, Hertford, Hertfordshire, SG14 1BY

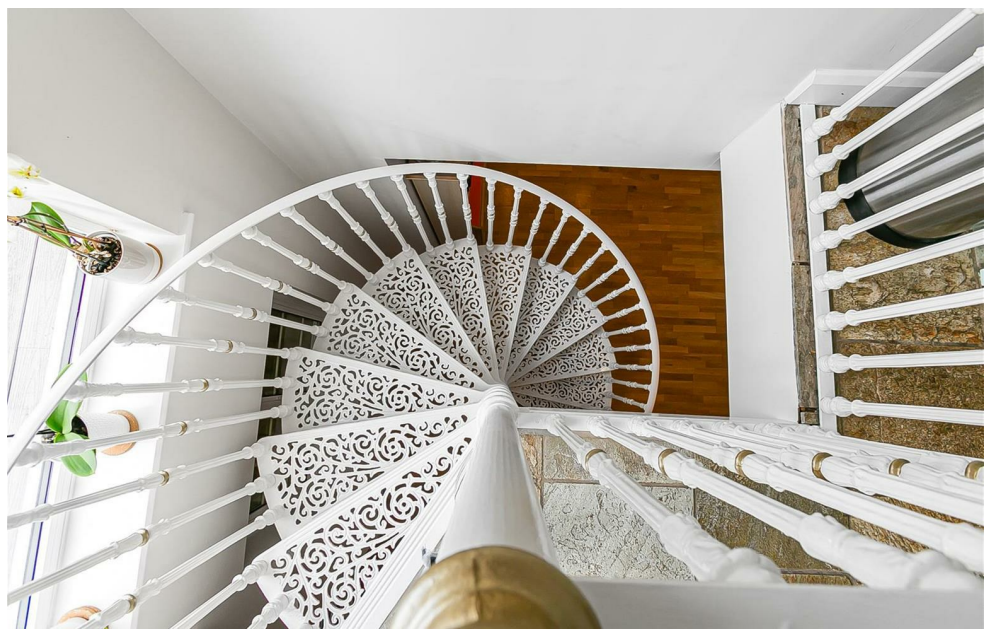


70 Fore Street, Hertford, Hertfordshire, SG14 1BY

70 Fore Street, Hertford, Hertfordshire, SG14 1BY

70 Fore Street, Hertford, Hertfordshire, SG14 1BY



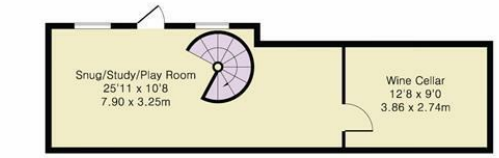


70 Fore Street, Hertford, Hertfordshire, SG14 1BY

70 Fore Street, Hertford, Hertfordshire, SG14 1BY

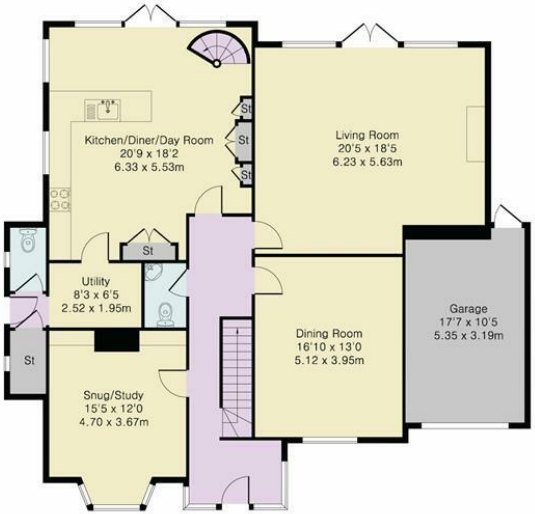
70 Fore Street, Hertford, Hertfordshire, SG14 1BY

70 Fore Street, Hertford, Hertfordshire, SG14 1BY

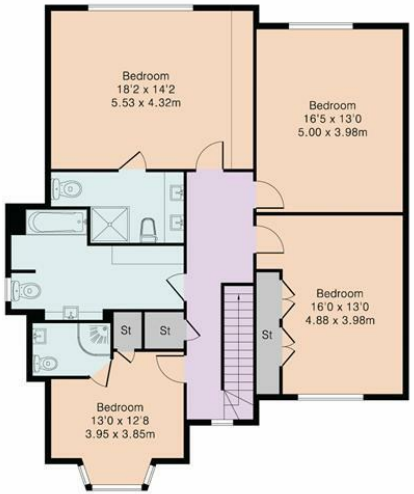


Basement

Approximate Gross Internal Area 3176 sq ft – 295 sq m
Basement Area 380 sq ft – 35 sq m
Ground Floor Area 1598 sq ft – 148 sq m
First Floor Area 1198 sq ft – 111 sq m



Ground Floor



First Floor

PINK PLAN

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.

Steven Oates

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.

stevenoates.com