

Rush Green, Hertford
SG13 7SB
Price Guide £1,995,000

stevenoates.com







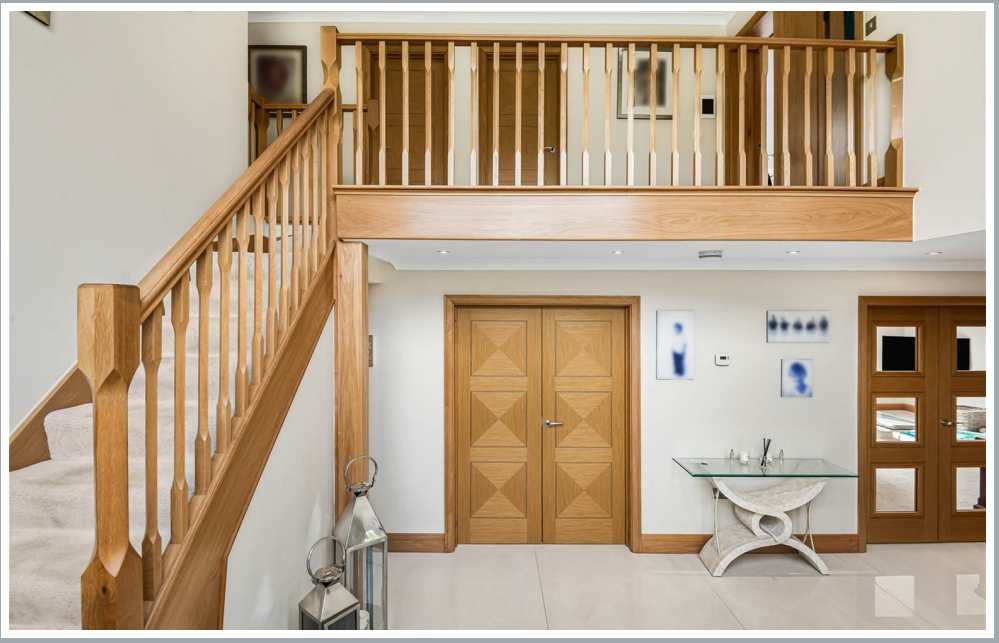
Pondcroft, Rush Green, Hertford, SG13 7SB

A substantial detached 5 bedroom family home set within a beautiful 1 acre plot located in this idyllic location less than 2 miles from Hertford town centre. The stylish accommodation which spans nearly 3000 sqft over just 2 floors comprises of an spacious entrance hall with guest wc, main living room, home office, large 33ft open plan kitchen/dining/living room with separate utility room with another wc, ideal for use by the garden. On the first floor, there is a spacious galleried landing accessing 5 bedrooms, including the main bedroom with dressing room & en-suite, along with another en-suite to the guest bedroom and a main family bathroom. Externally, the property is approached by a gated gravel driveway providing ample parking and leading to a triple garage with an additional large workshop. The remainder of the expansive front garden is lawned, along with a large wooded area. The rear garden has been professionally landscaped including a number of excellent entertaining spaces including a large paved terrace with a large Koi Carp pond, sunken firepit with seating and a large cabana to name a few. Viewing is highly recommended to fully appreciate the location and all round quality of this substantial family home.

Pondcroft is uniquely located within this idyllic village hamlet on the edge of Hertford itself, truly offering the best of both scenarios, surrounded by rolling countryside, yet only a short distance from all of the many facilities Hertford has to offer. Hertford town centre, which sits less than 2 miles away offering an excellent choice of shops, restaurants and leisure facilities including the Beam Theatre and Hartham Leisure Centre which have both recently undergone a multi million pounds renovation. The property also sits conveniently for all of Hertford and Ware's favoured SG13 schooling, along with a wide choice of independent schooling.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY







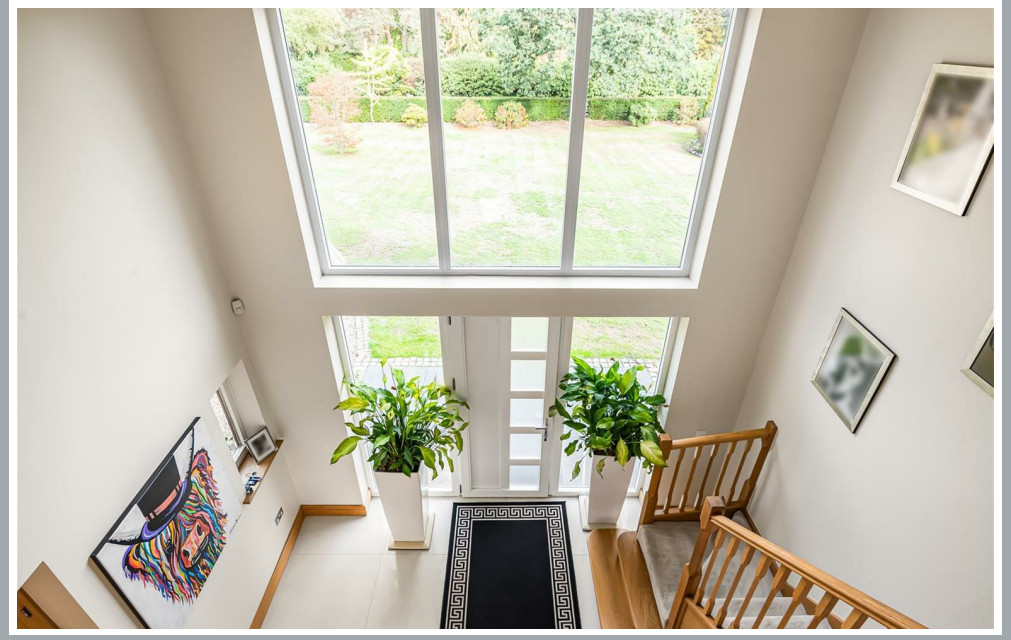


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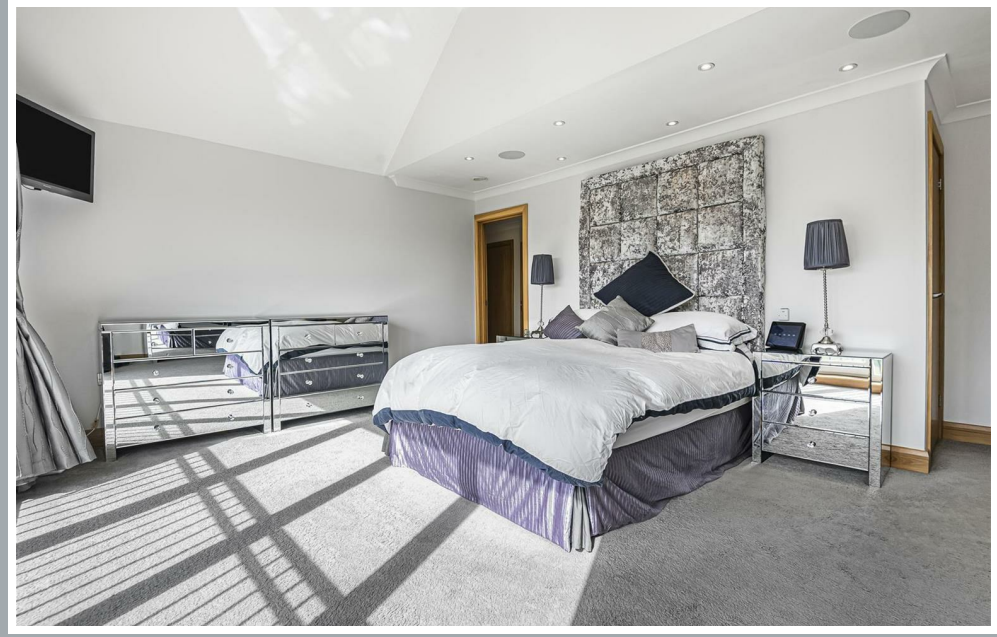


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Approximate Gross Internal Area 2987 sq ft - 278 sq m
(Excluding Garage)
Ground Floor Area 1604 sq ft – 149 sq m
First Floor Area 1383 sq ft – 129 sq m
Garage Area 960 sq ft – 89 sq m



PINKPLAN

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Steven Oates

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