



Downfield Road, Hertford Heath, SG13 7SA
£2,250,000 Freehold



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73 Downfield Road

Hertford Heath, Hertford

Spacious five bedroom period home with annexe, gym, pool, stables, paddocks and stunning views. Ideal for families and equestrian use. Near top schools and transport. Village location.

Council Tax band: A

Tenure: Freehold

- Beautiful Five Bedroom Detached Period Family Home
- Three Reception Rooms including Snug/Study, Formal Lounge and Large Family Room
- Three Bathrooms including En-Suite to Bedroom one plus Dressing Room
- Detached Two Double Bedroom Annex with Two Bathrooms
- Three Horse Stable Block and Hay Store
- Detached Outbuilding housing Exercise Pool and Gym
- Amazing Views Over Rolling Countryside
- Fantastic Village Location
- Easy Access To Schooling Of All Ages including Haileybury College and St. Edmunds College
- Easy Access to Hertford, Ware and Hoddesdon Train Stations



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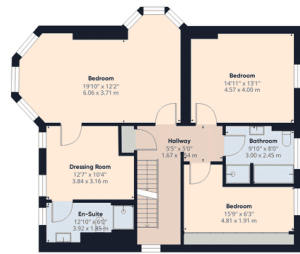
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- **Entrance Lobby**
16' 9" x 15' 6" (5.11m x 4.72m)
- **Study/Snug**
14' 7" x 12' 10" (4.44m x 3.92m)
- **Living Room**
23' 2" x 13' 0" (7.07m x 3.96m)
- **Family Room**
29' 11" x 18' 6" (9.12m x 5.65m)
- **Kitchen/Breakfast Room**
27' 5" x 16' 0" (8.37m x 4.88m)
- **Utility Room**
14' 8" x 9' 8" (4.48m x 2.95m)
- **Cloakroom**
5' 11" x 4' 2" (1.80m x 1.26m)
- **Bedroom One**
19' 11" x 12' 2" (6.06m x 3.71m)
- **Dressing Room**
12' 7" x 10' 4" (3.84m x 3.16m)
- **En-Suite to Bedroom One**
12' 10" x 6' 1" (3.92m x 1.85m)
- **Bedroom Three**
15' 0" x 13' 1" (4.57m x 4.00m)
- **Bedroom Five**
28' 11" x 8' 3" (8.81m x 2.51m)
- **Family Bathroom**
9' 10" x 8' 0" (3.00m x 2.45m)
- **Bedroom Two**
16' 3" x 15' 4" (4.96m x 4.67m)
- **Bedroom Four**
15' 11" x 11' 9" (4.85m x 3.59m)
- **Shower Room**
9' 7" x 7' 11" (2.91m x 2.41m)
- **Annex**
- **Lounge/Kitchen Diner**
25' 7" x 16' 1" (7.80m x 4.90m)
- **Bedroom One**
16' 1" x 12' 6" (4.90m x 3.82m)
- **Ensuite**
- **Bedroom Two**
16' 5" x 10' 10" (5.00m x 3.31m)
- **Family Bathroom**
- **Gym/Studio**
39' 9" x 13' 0" (12.12m x 3.97m)
- **Stable Bloc**



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Approximate total area⁽¹⁾

3649.73 ft²
339.07 m²

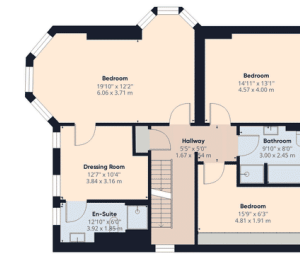
Reduced headroom
34.63 ft²
3.22 m²

(1) Excluding balconies and terraces

Reduced headroom
(Below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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