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**STANDON FRIARS, WELLPOND GREEN,
STANDON, HERTFORDSHIRE, SG11 1NP.**



This substantial five/six bedroom, two bathroom, four reception room, Grade II Listed country home, is situated on the edge of this sought after village, within meticulously maintained gardens bordering open countryside (gardener included).

Conveniently located being within a short drive of local shops, a post office and butchers, the property is also within easy reach of a choice of British Rail Stations providing fast and frequent access to our cities of commerce.

SUMMARY OF ACCOMMODATION

SPACIOUS RECEPTION HALL

CLOAKROOM

SPACIOUS NEWLY FITTED KITCHEN WITH AGA

GOOD SIZE DINING ROOM WITH OPEN FIREPLACE

DELIGHTFUL SITTING ROOM WITH OPEN FIREPLACE

SPACIOUS OFFICE/FAMILY ROOM

POTTING SHED

SPACIOUS MORNING ROOM AND WALK-IN CUPBOARD

**BASEMENT DIVIDED INTO THREE ROOMS WITH GOOD HEAD HEIGHT
AND ELECTRIC LIGHT CONNECTED**

FIVE/SIX GOOD SIZED BEDROOMS

FAMILY BATHROOM, FAMILY SHOWER ROOM AND SEPARATE W.C.

SUMMARY OF ACCOMMODATION CONTINUED

- *NEWLY INSTALLED OIL FIRED CENTRAL HEATING**
- *LONG SHINGLE DRIVEWAY PROVIDING AMPLE PARKING FACILITIES**
- *OPEN FRONTED DOUBLE GARAGE**
- *METICULOUSLY MAINTAINED GARDENS (GARDENER INCLUDED)**
- *NO SMOKERS**
- *AVAILABLE MID JULY 2026**

York stone steps lead up to a timber panelled door with courtesy lighting which affords access to:

SPACIOUS RECEPTION HALL *26'9 x 7' Decorative coved ceilings, central heating thermostat, double radiator and stripped pine flooring. Turning staircase with timber handrail to first floor and panelled doors to sitting room, dining room and:*

INNER HALLWAY *Part glazed door to garden, staircase to basement and panelled door to kitchen/breakfast room, morning room, office/family room and:*

CLOAKROOM *With suite comprising; low flush w.c. and wash hand basin. Dual aspect with multi pane glazed windows to side and rear, high level cupboards, thermostatically controlled radiator and terracotta flooring.*

RECENTLY REFURBISHED KITCHEN/BREAKFAST ROOM *16' x 19'2 Fitted with a range of wall and base units with solid oak working surfaces and Victorian metro style tiled splashbacks incorporating stainless steel sink drainer unit. Space for American style fridge/freezer, recesses with plumbing for dishwasher, washing machine and tumble dryer, electric fan assisted oven and grill, Four ring halogen hob with illuminated extractor canopy above and tiled chimney recess housing triple oven Aga with double hot plates. Triple aspect with multi pane glazed sash windows to sides and rear, English slate tiled flooring and timber panelled door to gardens.*



DINING ROOM *22'5 x 15' Dual aspect with multi pane glazed sash windows to front and side enjoying views across the gardens. Feature exposed brick open fireplace with decorative timber surround and stone hearth. Decorative coved ceiling, four wall points, two thermostatically controlled radiators and built-in storage cupboard. Panelled door to office/family.*

SITTING ROOM *24'2 x 15'1 Dual aspect with glazed casement doors to front and side with matching side windows. Feature exposed brick open fireplace with decorative marble surround and mantel on stone hearth. Decorative coved ceiling and two thermostatically controlled radiators. Glazed door to:*



POTTING SHED With opaque roof and windows to side, Victorian tiled flooring and door to garden.



OFFICE/FAMILY ROOM 19'2 x 13'3 Multi pane glazed sash window to side and closed fireplace with decorative atone surround and mantel. Two full height shelving units, dado rail, two thermostatically controlled radiators and telephone point. Return panelled door to dining room.

MORNING ROOM 26'10 x 17'11 Two multi pane glazed sash windows to rear enjoying views and with thermostatically controlled radiators below. Range of fitted base units, high level cabinets and TV point. Panelled door to:



WALK-IN CUPBOARD 7'6 x 5'1 With electric light and range of fitted shelves.

FIRST FLOOR

LANDING Multi pane glazed sash window to rear and door to bedrooms, bathroom and store room.



BEDROOM ONE 15'1 x 15'11 Dual aspect with multi pane glazed sash windows to front and side enjoying far reaching views over open countryside. Feature closed marble fireplace, two thermostatically controlled radiators and telephone point. Panelled door to dressing room/bedroom six.

DRESSING ROOM/BEDROOM SIX 12'10 x 10'11 Multi pane glazed sash window to front, wall light point and thermostatically controlled radiator. Return panelled door to landing.





BEDROOM TWO 15' x 15'6 Dual aspect with multi pane sash windows to front and side again enjoying far reaching views. Two thermostatically controlled radiator, close fire surround and built-in double cupboard housing a pedestal wash hand basin with mirror and light above.

BEDROOM THREE 14'5 x 12'11 Multi pane glazed sash window to side enjoying views. Feature open fireplace with tiled surround and decorative mantel. Two thermostatically controlled radiators and two built-in cupboards.



BEDROOM FOUR 15'3 x 10'5 Multi pane glazed sash window to side, thermostatically controlled radiator, closed fire surround and built-in cupboard.

BEDROOM FIVE 12'6 x 11'8 Multi pane glazed sash window to side and thermostatically controlled radiator.

FAMILY BATHROOM 8'11 x 5'11 Partly tiled with suite comprising; oval panelled bath with antique style mixer tap and hand shower attachment and independent thermostatically controlled shower and glass screen and wash hand basin with chrome mixer tap and cupboard below. Multi pane glazed window to side, extractor fan and chrome heated towel rail.



FAMILY SHOWER ROOM 8'10 x 6'2 Partly tiled in Victorian metro style tiles with suite comprising; walk-in shower cubicle with thermostatically controlled shower and glass screen, pedestal wash hand basin and low flush w.c. Multi pane obscure glazed window to side, extractor fan, chrome heated towel rail and ceramic tiled flooring. Built-in airing cupboard housing the hot water cylinder and programmer controls.

SEPARATE W.C. 9'2 x 5'8 Partly tiled in Victorian style metro style tiles with low flush w.c. multi pane glazed window to rear and thermostatically controlled radiator.

BASEMENT 26'8 x 14'8 (max) With good head height, fitted electric and light connection and divided into three rooms.

EXTERIOR

The property is approached via a long gravel driveway, which provides parking facilities for several vehicles and is bordered by meticulously maintained gardens which are principally laid to lawn with an abundance of well stocked shrub beds and mature tree. Directly behind the property is a paved sun terrace and there is an open front double garage.



COUNCIL TAX BAND G £3,990.23 (as of 8th June 2026)

PRICE: £4,500.00. Per Calendar Month
(Including Gardener)

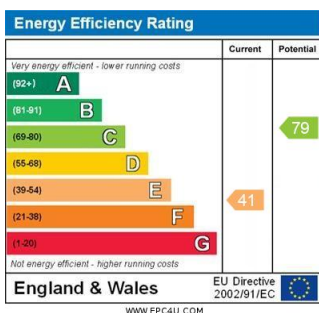
Redress Scheme: - The Property Ombudsman - www.tpos.co.uk



Clients' Money Protection Scheme: - Client Money Protect, Membership No. CMP003840 - www.clientmoneyprotect.co.uk



Energy Performance Graph



The full Energy Performance Certificate can be viewed at our office or a copy can be requested via email

VIEWING: By appointment with Owners Sole Agents -
please contact: JEAN HENNIGHAN PROPERTIES - telephone 01992 445055

Important Note: These particulars have been prepared by Jean Hennighan Properties upon the instructions of the vendor(s) and do not constitute any part of a contract. Services, fittings and equipment referred to within have not been tested (unless otherwise stated) and no warranties can be given. All measurements are approximate and are for descriptive purposes only. Accordingly, the prospective tenant(s) must make their own enquiries regarding such matters. Det2375

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