

shepherds
A better home
moving experience

9 Highfield Farm Mangrove Lane

Hertford, SG13 8QJ

Guide Price £575,000

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9 Highfield Farm Mangrove Lane
Hertford, SG13 8QJ

A really well-presented three-bedroom converted farm building, set within a peaceful rural development surrounded by open countryside. The setting offers a great balance of quiet, countryside living while still being within easy reach of Hertford town centre and its mainline stations.

The accommodation is well laid out and offers a good mix of character and practicality. On the ground floor, there is a bright living room to the front, leading through to a well-fitted shaker-style kitchen/dining room with doors opening out to the rear courtyard—ideal for everyday living and entertaining. There is also a useful study and a downstairs cloakroom.

The bedroom arrangement is particularly versatile. On the ground floor, there is a double bedroom with en-suite shower room, along with a further single bedroom. Upstairs, there is an additional well-proportioned double bedroom, served by a spacious family bathroom.

Externally, the property benefits from a charming cottage-style front garden, along with a low-maintenance courtyard garden to the rear which provides direct access to the communal grounds. The development itself sits within approximately half an acre of shared gardens, giving a real sense of space. There is also gated residents' parking along with two allocated spaces.

The development itself has an interesting history, originally forming part of Highfield Farm, which dates back to the 1920s. It was later owned by John Ben Snow, who transformed the estate into a notable social venue with polo grounds and racing stables. Remnants of this past can still be seen today, including the original polo viewing tower.

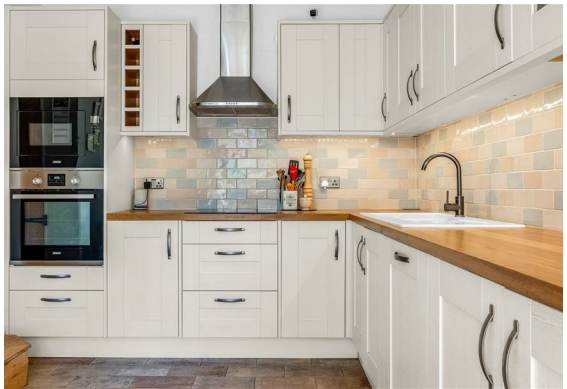
Further benefits include oil-fired central heating and a monthly service charge which covers upkeep of the communal areas, lighting and septic tank.



















- Three-bedroom converted farm building
- Peaceful rural setting with open countryside views
- Well-presented throughout with a good balance of character and practicality
- Spacious kitchen/dining room with doors to rear courtyard
- Separate living room and additional study space
- Main bedroom with en-suite shower room
- Two further well-proportioned bedrooms and family bathroom
- Charming cottage-style front garden plus low-maintenance rear courtyard
- Access to approximately ½ acre of communal gardens
- Gated residents' parking with two allocated spaces

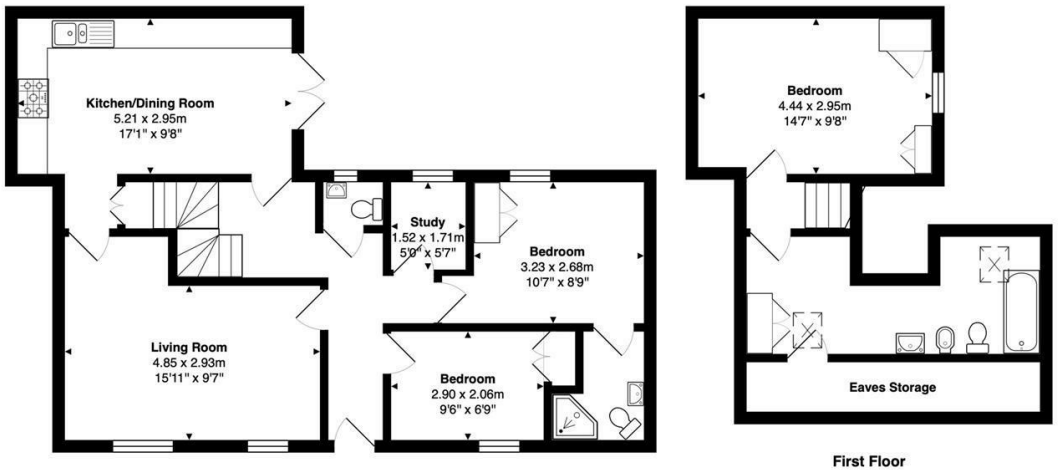
Tenure:
Freehold
Service Charge - £100 per month







Floor Plan

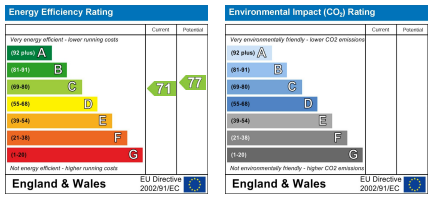


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Viewing

Please contact Shepherds of Hertford on 01992 551955
if you wish to arrange a viewing appointment for this property or require further information.

Energy Performance Graph



Tenure

Freehold

Council Tax Band:

E

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28 Castle Street, Hertford, SG14 1HH
Tel: 01992 551955 Email: enquiries@shepherdsofhertford.co.uk