



St Marys Lane, Hertingfordbury
SG14 2LX

Price Guide £1,500,000



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Hertingfordbury House, St Marys Lane, Hertingfordbury, Herts, SG14 2LX

A magnificent 5 bedroom period home forming a substantial section of this historic country home located towards the end of a long, private drive in the heart of the idyllic village of Hertingfordbury. The generous accommodation which extends to 4900 sqft comprises of an entrance porch, impressive reception/dining hall, living room, a substantial 30ft drawing room, kitchen/breakfast room on the ground floor. On the first floor, there is a large landing, main bedroom with en-suite and a guest bedroom with a separate bathroom. On the second floor, there are 3 further good size bedrooms and an additional bathroom. The basements are currently used as a recording studio and great storage. Externally, there are generous private gardens, a double garage and ample parking, along with shared grounds of some 7 acres which include a large lawned garden to the front, attractive woodlands, which adjoins a quiet section of the River Mimram. Hertingfordbury Park has been known as far back as the 1285, as was once a favourite royal hunting ground associated with Hertford Castle. The house that sits now is believed to date back to 17th century with substantial additions in the 19th and 20th centuries.

Occupying an enviable position in the heart of this highly sought after village on the western outskirts of Hertford, the property is only a short distance (1.1 miles) from Hertford North mainline station which serves London's Moorgate and Hertford town centre is less than 2.0 miles away. The village of Hertingfordbury benefits from an active community with facilities including a cricket green, tennis courts and a newly refurbished village pub.



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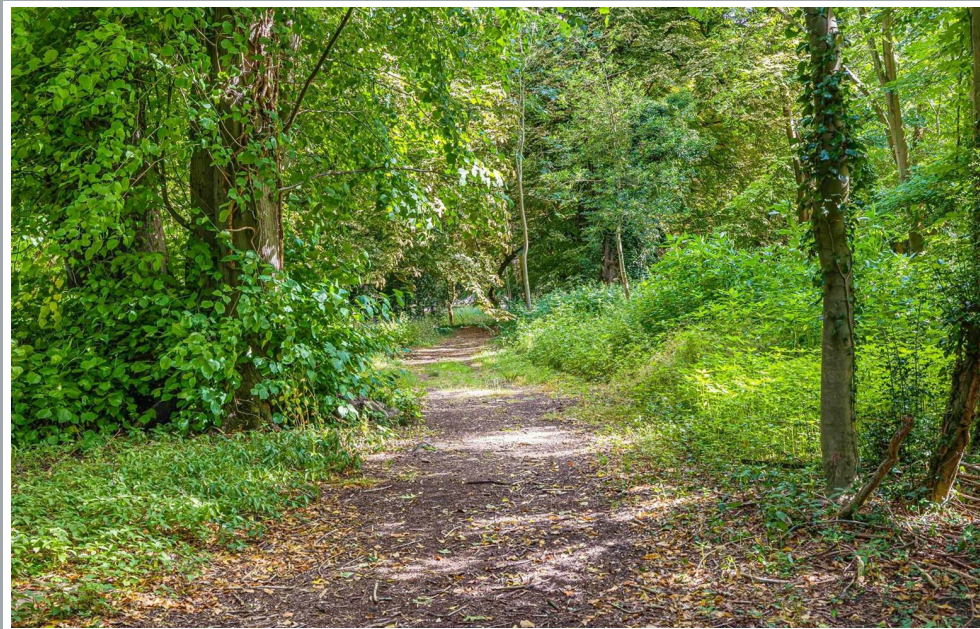
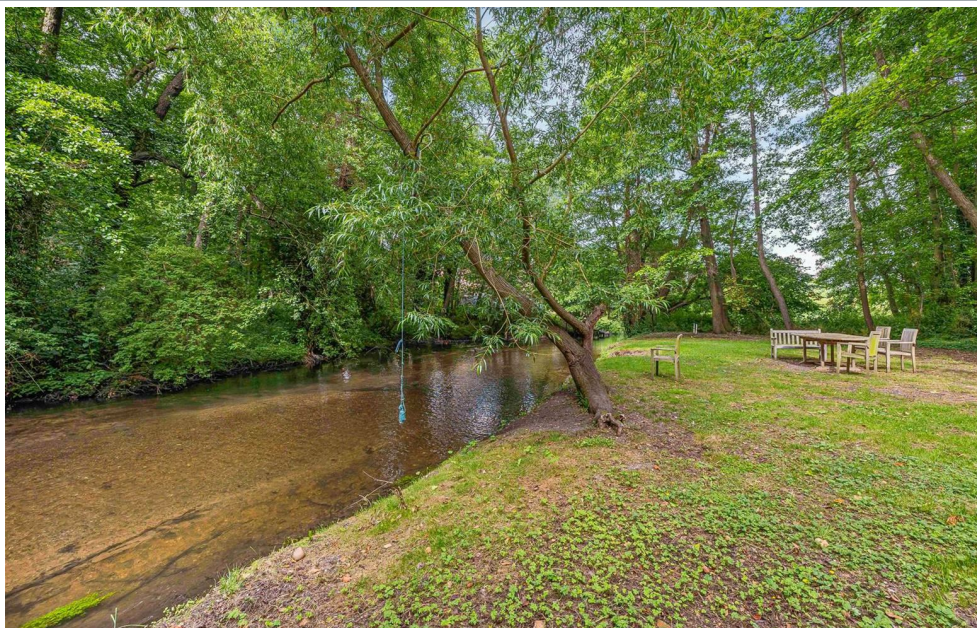


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Approximate Gross Internal Area 4962 sq ft – 461 sq m

Basement Area 418 sq ft – 39 sq m

Ground Floor Area 1814 sq ft – 169 sq m

First Floor Area 1688 sq ft – 157 sq m

Second Floor Area 1043 sq ft – 97 sq m



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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