



11, Highfield Farm, Hertford

SG13 8QJ

Offers In Excess Of £550,000



stevenoates.com



11 Highfield Farm, Mangrove Lane, Hertford, Herts, SG13 8QJ

A stunning two-bedroom end-of-terrace barn conversion, enviably positioned within an idyllic semi-rural setting. Forming part of an exclusive and beautifully converted farm development bordering the picturesque Brickendon Woods, this charming home offers the perfect blend of peaceful countryside living and modern convenience, with scenic woodland walks on your doorstep and Hertford town centre just a short distance away. The property has been thoughtfully modernised and enhanced by the current owners to an exceptional standard. The well-proportioned accommodation comprises a spacious entrance hall, ground floor cloakroom, a beautifully fitted kitchen/dining room, and a superb 15ft living room featuring a log burner and bi-fold doors opening directly onto the beautifully maintained rear garden. The first floor offers two generous double bedrooms, with the principal bedroom benefiting from an en-suite bathroom, complemented by a contemporary family shower room. Externally, this exceptional home enjoys a mature rear garden backing onto open fields, providing a wonderful sense of privacy and far-reaching views. Further benefits include attractive communal gardens and allocated parking for two vehicles. An internal viewing is highly recommended to fully appreciate the quality, character and enviable location of this outstanding home.

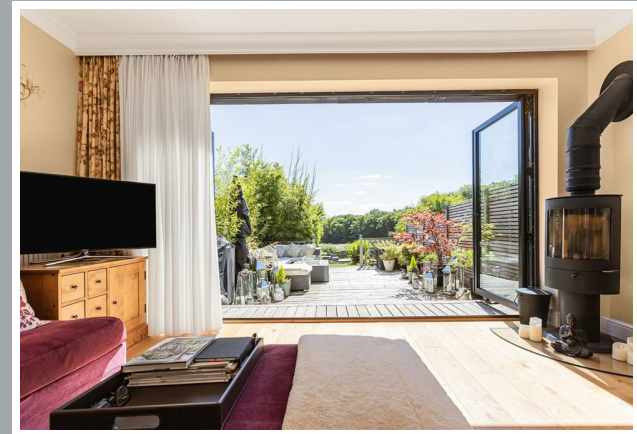
Highfield Farm is an exclusive collection of beautifully converted barns, peacefully nestled within stunning countryside just to the south of Hertford. Perfectly positioned for those seeking a semi-rural lifestyle without compromising on convenience, the development enjoys easy access to both Hoddesdon (approximately 2 miles) and Hertford (approximately 3 miles), each offering an excellent range of amenities and mainline stations with direct services into London. Hertford town centre is particularly renowned for its vibrant atmosphere, boasting an excellent selection of independent boutiques, shops, cafés, bars, restaurants, and leisure facilities, making it one of Hertfordshire's most desirable market towns.



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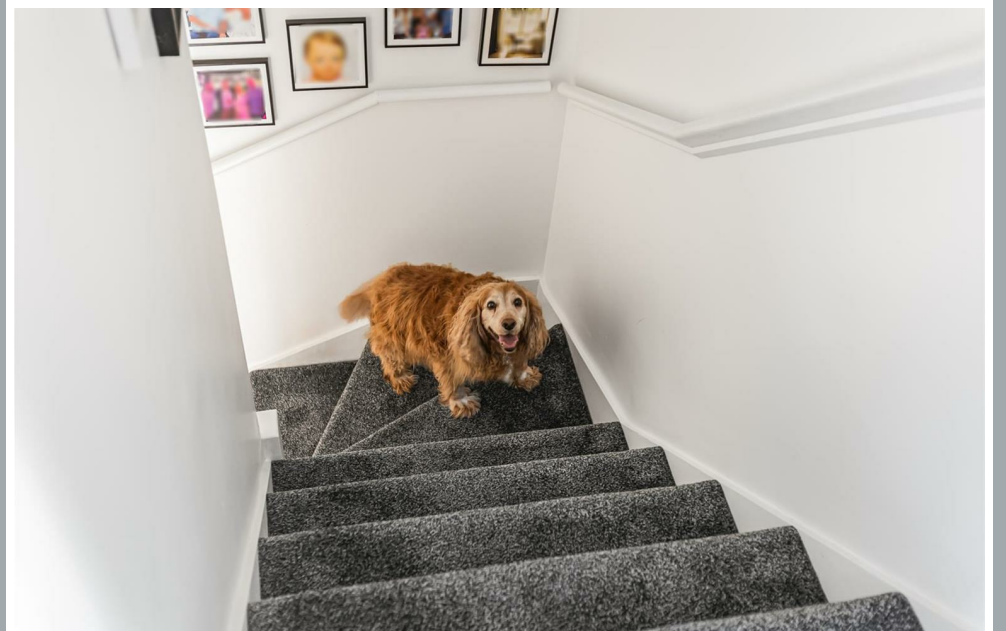


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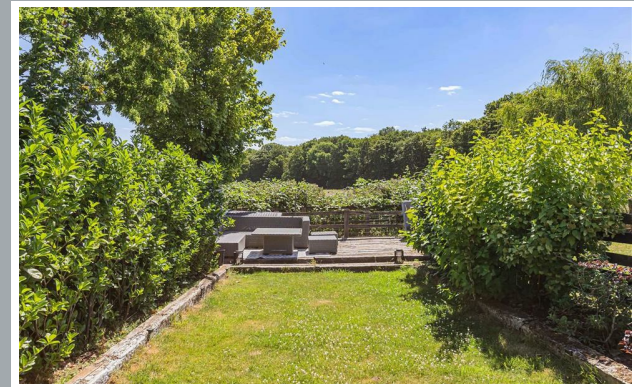




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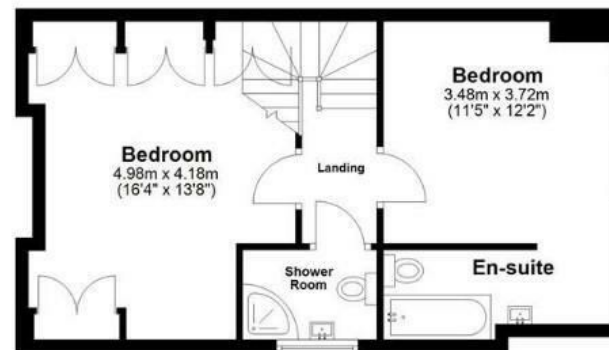
Ground Floor

Approx. 46.1 sq. metres (496.4 sq. feet)



First Floor

Approx. 44.5 sq. metres (479.0 sq. feet)



Total area: approx. 90.6 sq. metres (975.4 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Mangrove Lane

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