

Jonathan Hunt

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Hanbury House, 2 Pound Close, Braughing, Ware, SG11 2BH

Price Guide £833,000

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Offered chain-free, this lovely five-bedroom, four-bathroom detached home was individually designed by Linden Homes in 2012 and combines real character with contemporary interior styling. Providing around 1,960 sq ft of bright, well-planned living space, it's a superb family home in an exclusive setting on the edge of the beautiful village of Braughing.

At the heart of the house is a well-appointed open-plan kitchen/dining room with granite worktops and high-end appliances, a great everyday space and exactly the kind of layout buyers look for. A pair of solid wooden doors open into the spacious lounge, allowing it to be closed off for cosy evenings or opened up for entertaining. A separate study/playroom, cloakroom and utility room complete the ground floor.

Upstairs, the principal suite offers an indulgent retreat with its own dressing area and en-suite. Bedroom two also benefits from an en-suite, while bedroom three is served by a separate family bathroom. The top floor provides two further double bedrooms, both sharing a shower room, ideal for older children, guests or multi-generational living.

Outside, a single garage and driveway offer excellent parking, and the raised patio enjoys far-reaching views. The rear garden is mainly laid to lawn with mature planting to the borders. The home includes a number of quality extras such as underfloor heating, solid oak internal doors and luxurious bathroom fittings throughout.

Braughing is a picturesque village with charming pubs, a farm shop and miles of scenic walks and cycle trails in the River Quin Valley. St Mary's Church and Jenyns First School & Nursery (Ofsted Outstanding) are a short walk away, and both Bishop's Stortford and Hertford are within easy reach.



Entrance Hall

Open plan Kitchen Diner 26'11" x 9'8" (8.21 x 2.95)

Dual Aspect Lounge 17'8" x 12'10" (5.41 x 3.93)

Study/Playroom 7'3" x 6'8" (2.23 x 2.04)

Utility Room 6'4" x 5'2" (1.95 x 1.6)

WC

Principal Bedroom 19'3" x 9'9" (5.88 x 2.99)

Dressing Room 7'7" x 5'4" (2.33 x 1.65)

En-Suite 6'3" x 5'4" (1.91 x 1.63)

Bedroom 2 15'9" x 8'11" (4.82 x 2.72)

En-Suite 8'9" x 3'5" (2.69 x 1.06)

Bedroom 5 11'1" x 11'0" (3.38 x 3.36)

Bathroom 6'9" x 6'3" (2.06 x 1.93)

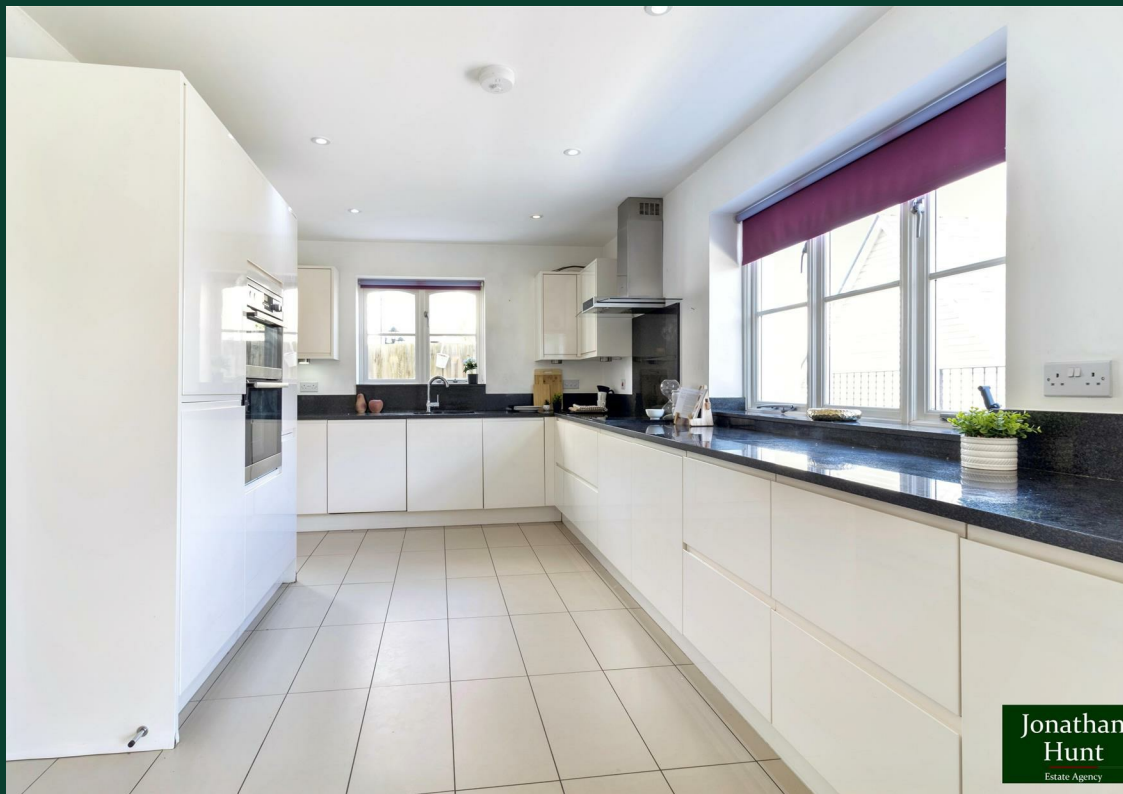
Second floor landing

Bedroom 3 14'0" x 11'10" (4.29 x 3.61)

Bedroom 4 14'1" x 10'0" (4.3 x 3.06)

Shower Room 7'5" x 6'5" (2.27 x 1.97)

Garage 20'9" x 10'2" (6.34 x 3.1)



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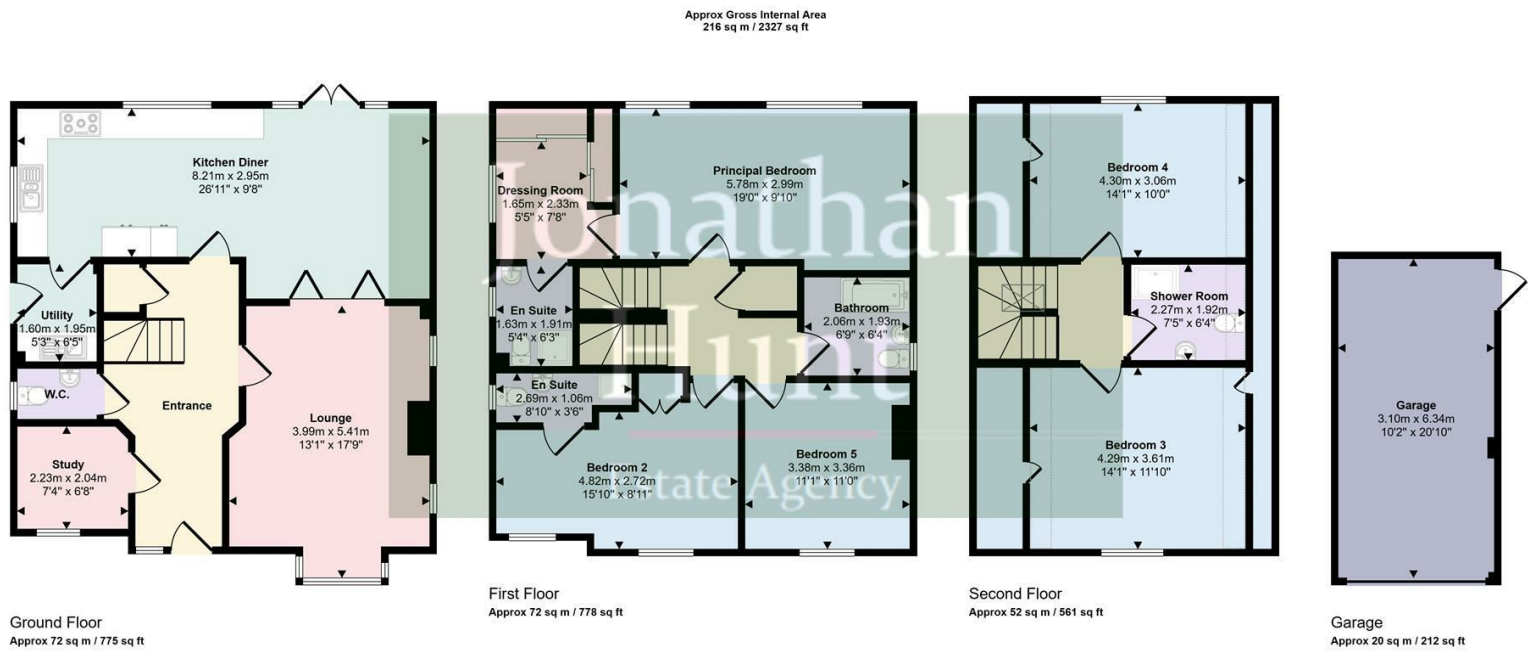


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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

