



Churchgate House, Church End, Braughing
SG11 2QA

Offers In Excess Of £1,650,000



stevenoates.com



Churchgate House Church End, Braughing, Herts, SG11 2QA

An exceptional Grade II listed detached family home, beautifully positioned in the heart of the idyllic village of Braughing. This truly charming residence has undergone an extensive and thoughtful renovation, seamlessly blending modern, practical living with an abundance of original character features. The generous accommodation comprises four well-proportioned reception rooms and a stunning family sized kitchen, complemented by a utility room and a downstairs guest cloakroom. On the first floor are four spacious double bedrooms, including two luxurious en-suite shower rooms and an elegant family bathroom, while a fifth bedroom is located within the attic space. Externally, the property benefits from a gated driveway leading to a substantial detached triple garage, incorporating a home office ideal for conversion into additional accommodation or a studio, subject to the necessary planning consents. The beautifully landscaped gardens are a standout feature, offering a raised sun terrace, access to a wine cellar, and grounds that directly adjoin a peaceful stretch of the River Quin, providing a wonderfully tranquil setting.

Church End is a small enclave nestled in the centre of the village overlooking the beautiful village church. Braughing is a highly sought after and picturesque Hertfordshire village, renowned for its rich history, period architecture, and strong sense of community. Set amidst beautiful rolling countryside, the village offers an idyllic rural lifestyle while remaining well connected to nearby towns and transport links. At its heart, Braughing features a choice of locally renowned pubs, a well regarded primary school and is also home to the River Quin, which gently meanders through the area and adds to the village's tranquil character. Surrounded by scenic walking routes and open countryside, Braughing is ideal for those who enjoy outdoor pursuits, yet it remains conveniently located for access to Buntingford, Ware, and Hertford, all of which provide a wider range of shopping, leisure, and schooling options. Mainline railway services from nearby stations offer direct links into London, making Braughing an excellent choice for commuters seeking a balance between country living and accessibility.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY

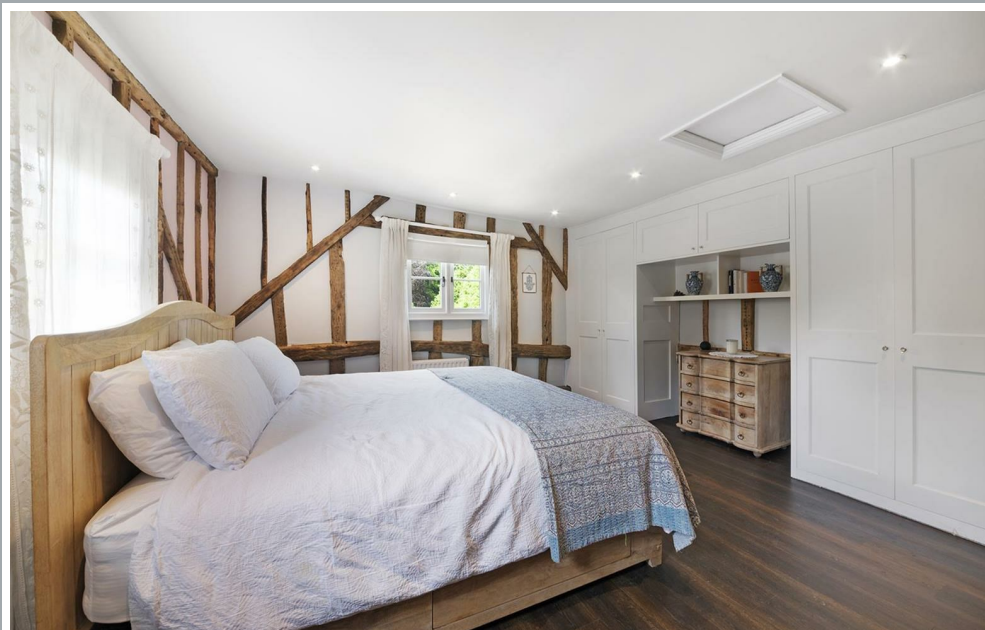


70 Fore Street, Hertford, Hertfordshire, SG14 1BY

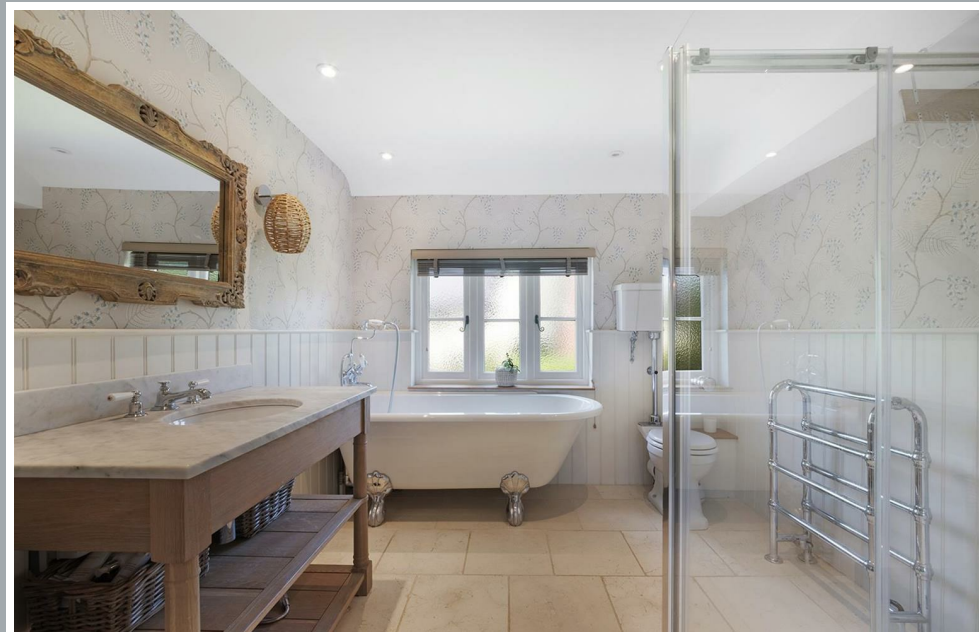
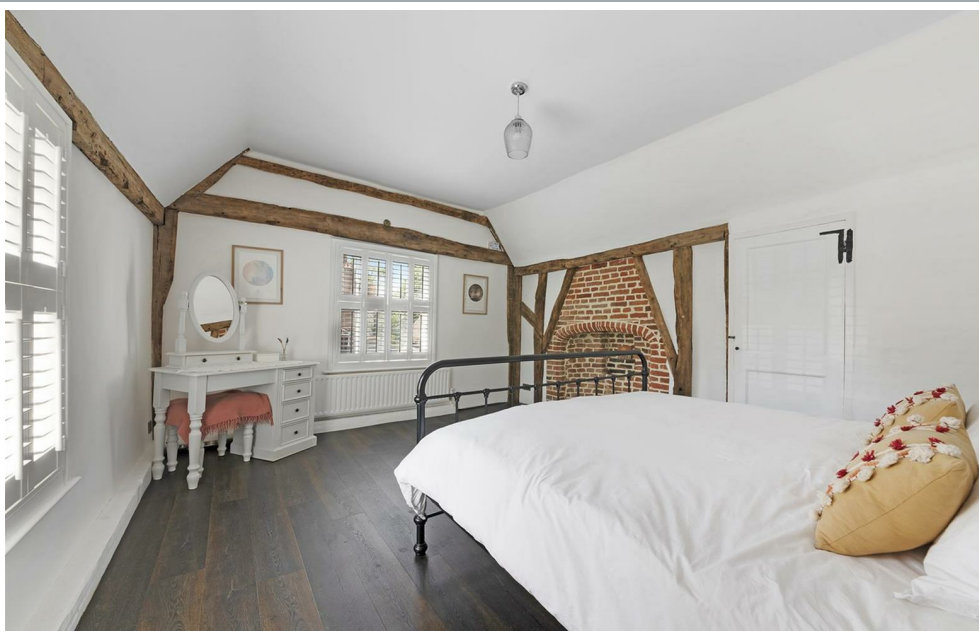
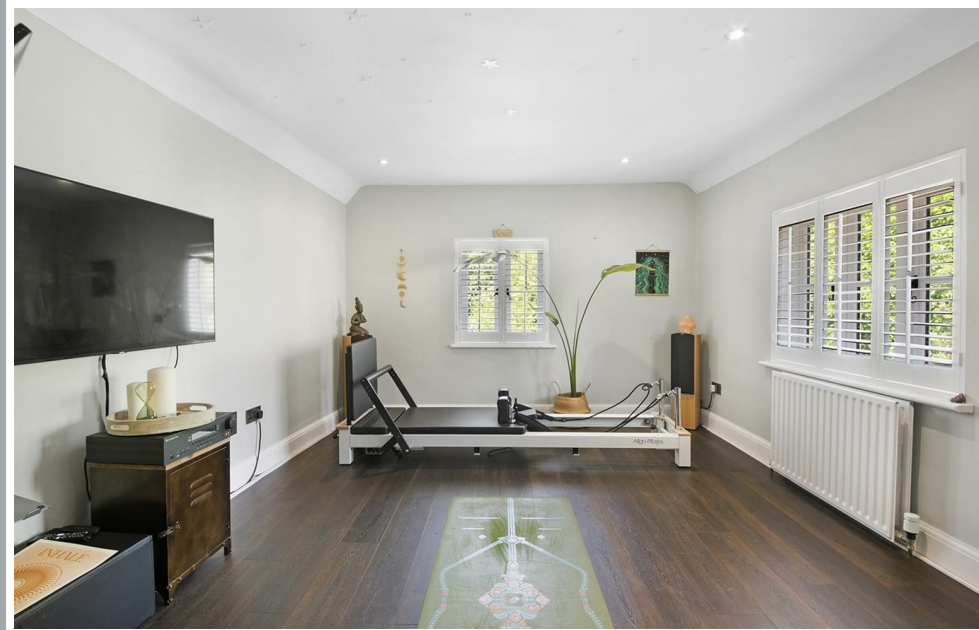


70 Fore Street, Hertford, Hertfordshire, SG14 1BY

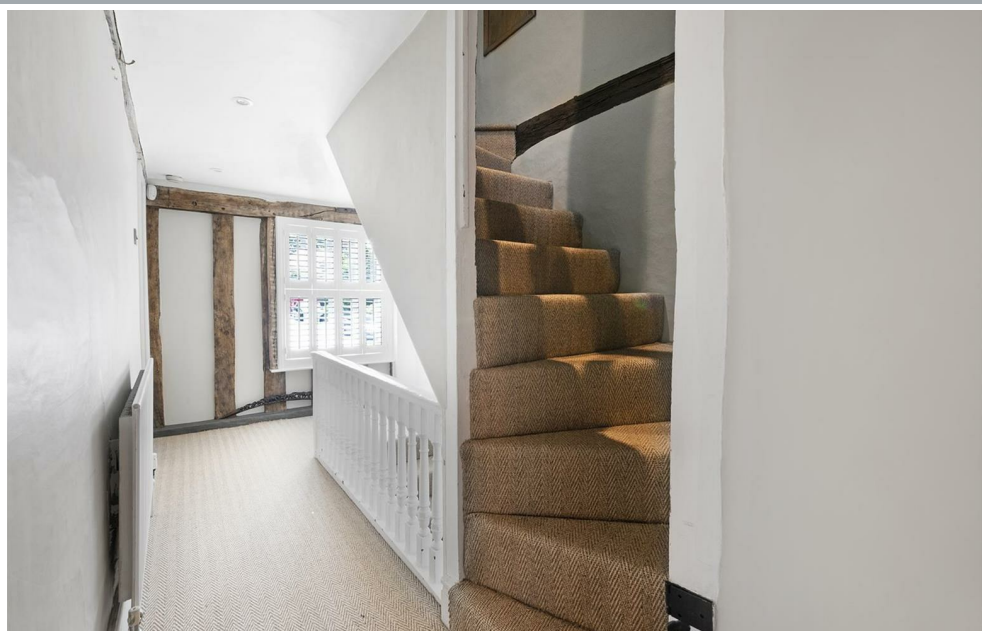
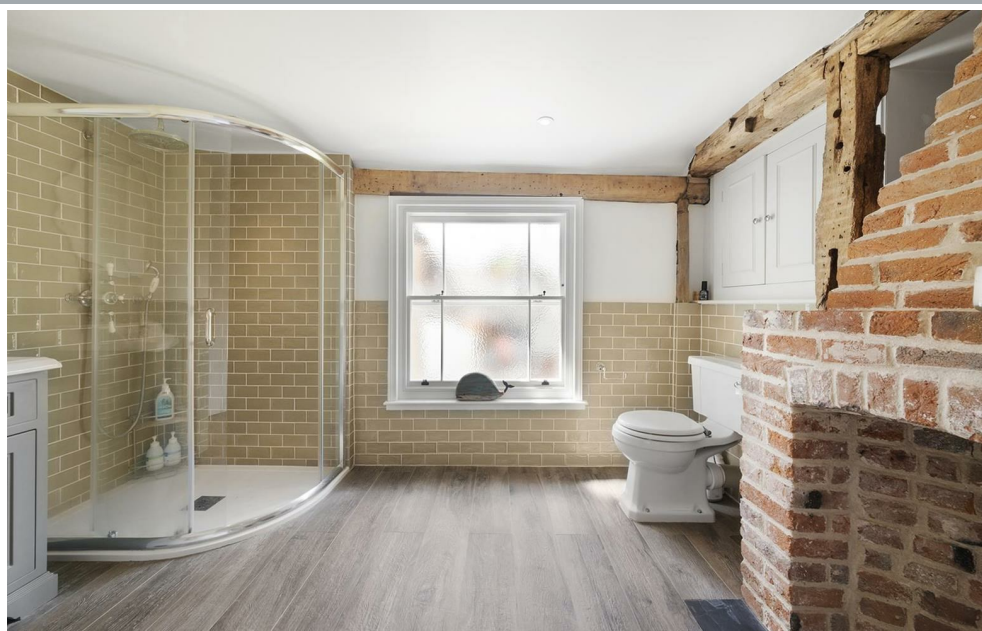




70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



Approx. Gross Internal Area 3541 Sq Ft - 328.97 Sq M
(Including Reshored Height Area & Excluding Outbuilding)
Approx. Gross Internal Area 3378 Sq Ft - 313.83 Sq M
(Excluding Reshored Height Area & Outbuilding)
Approx. Gross Internal Area Of Outbuilding 662 Sq Ft - 61.50 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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.



stevengoates.com