



Gatekeepers Way, Watton At Stone, Hertford, SG14 3QB

Welcome to Gatekeepers Way, Watton At Stone Hertford

This larger-than-average home offers generous and versatile accommodation throughout, combining modern living with a picturesque setting. On the ground floor the property welcomes you with an inviting entrance hall leading to a recently redecorated dual-aspect living room, complete with a charming log burner-an ideal space for relaxing and entertaining. The triple-aspect and underfloor heated modern kitchen/dining room is bright and contemporary, enjoying direct access to the property's own private, secluded and low-maintenance rear garden. A separate utility room, downstairs cloakroom and ample built-in storage finish the ground floor perfectly. The first-floor hosts three well-proportioned bedrooms. Bedrooms one and two benefit from their own en-suite shower rooms with underfloor heating, while a separate family bathroom serves the remaining room, making the layout ideal for family life or guests. The top floor offers two further generously sized bedrooms and an additional separate shower room, providing excellent flexibility for use as bedrooms, home offices or hobby rooms. A boarded roof space provides yet more storage and houses the solar hot water system which dramatically reduces utility bills. Externally, the property features off-street parking to the front, an EV charging point, and a garage to the side. The rear garden provides a tranquil and private outdoor haven with low maintenance required.



-Accommodation Overview-

Entrance Hall:

Stairs leading to first floor, door to cloakroom and kitchen/diner.

Downstairs Cloakroom:

Wash hand basin, low level WC, extractor fan.

Lounge:

23' 8" into bay x 11' 6" max (7.21m into bay x 3.51m max)
Bay window to front aspect with lovely views across fields, feature log burner with surround, doors leading to rear garden, radiator.

Kitchen / Dining Room:

26' 10" max into door & bay window rec x 10' 5" (8.18m max into door & bay window rec x 3.17m)
Fitted wall and base units with work surface over, one and half bowl sink unit with mixer tap over, gas hob with double oven and extractor canopy over, space for American style fridge freezer, door to utility room, integrated dishwasher, triple aspect windows facing fields, spot lighting, under floor heating, double glazed doors to garden.

Utility Room:

8' 7" max x 6' (2.62m max x 1.83m)
Fitted wall and base units with work surface over, stainless steel sink unit with mixer tap over and drainer, space for washing machine, space for additional appliance, door leading to rear garden.

-First Floor Landing-

Airing cupboard, stairs leading to second floor.

Bedroom One:

21' 5" x 10' 5" max (6.53m x 3.17m max)
Window to front & side aspect with lovely views across fields, opens to dressing area and en-suite shower room, radiator.

En-Suite Shower Room:

Walk in shower unit with shower over, vanity wash and basin, low level WC, extractor fan, heated towel rail and under floor heating.

Bedroom Two:

12' 2" x 11' 7" (3.71m x 3.53m)
Window to front aspect with lovely views across fields, door to en-suite shower room, radiator.

En-Suite Shower Room:

Walk in shower with wall mounted shower unit, low level WC, vanity wash hand basin, heated towel rail, under floor heating, window to front aspect, extractor fan.

Bedroom Three:

8' 9" max x 11' 6" into recess (2.67m max x 3.51m into recess)
Window to rear aspect, radiator.

Bathroom:

Three-piece suite comprising of panel enclosed bath with mixer tap over, wash hand basin, low level WC, heated towel rail, extractor fan, obscure window to rear aspect.

-Second Floor Landing-

Skylight, door to storage cupboard, loft access (boarded roof space)

Bedroom Four:

19' 2" max into recess x 11' 9" (5.84m max into recess x 3.58m)
Window to front aspect with lovely views across fields, skylight windows, radiator.

Bedroom Five:

10' 4" max x 10' 10" into recess (3.15m max x 3.30m into recess)
Window to front aspect with lovely views across fields, window to side aspect, built in storage cupboard, radiator.

Shower Room:

Walk in shower unit with shower unit, vanity wash hand basin, low level WC, heated towel rail, skylight, extractor fan.

-Exterior-

Rear Garden:

Low maintenance rear garden benefiting from a patio area great for seating, lawn area, door to garage and side access.

Driveway:

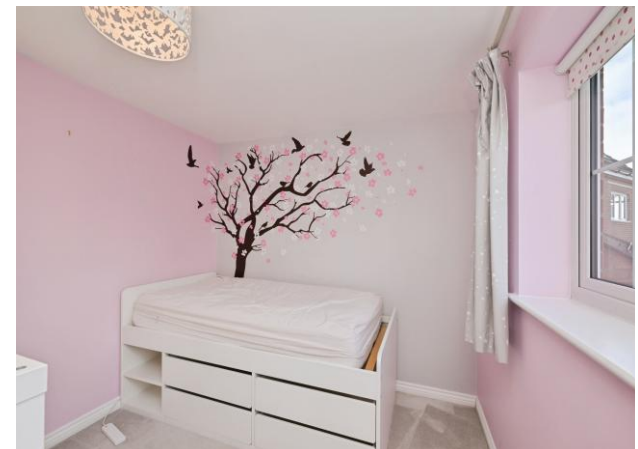
Two parking spaces on driveway with an electric charger.

Garage:

17' 8" x 8' 10" max (5.38m x 2.69m max)
Light and power, insulated roof.

Agent Note:

There is a management charge of £300 per annum. Please ask agent for more details on this.



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Welcome to Gatekeepers Way,

Watton At Stone, Hertford

- Modern Five Bedroom Detached Family Home
- Stunning Views Across Hertfordshire Countryside
- Off Street Parking To Front & Garage Plus EV Charger
- Ideal Location For Watton At Stone Train Station
- Four Bathrooms
- Low Maintenance Rear Garden With Access To Garage

Tenure: Freehold

EPC Rating: C

Council Tax Band: G



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co

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£800,000



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