

# Jonathan Hunt

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## Lenette South End, Much Hadham, Hertfordshire, SG10 6EN

**£795,000**

JONATHAN HUNT are pleased to offer this generously sized and versatile property situated in this beautiful rural location with uninterrupted countryside views, yet in close proximity to Bishop's Stortford and Ware's train stations along with outstanding schooling facilities close by.

This unique home is located within the highly sought after hamlet of Perry Green and offers approximately 2800 sq feet of accommodation.

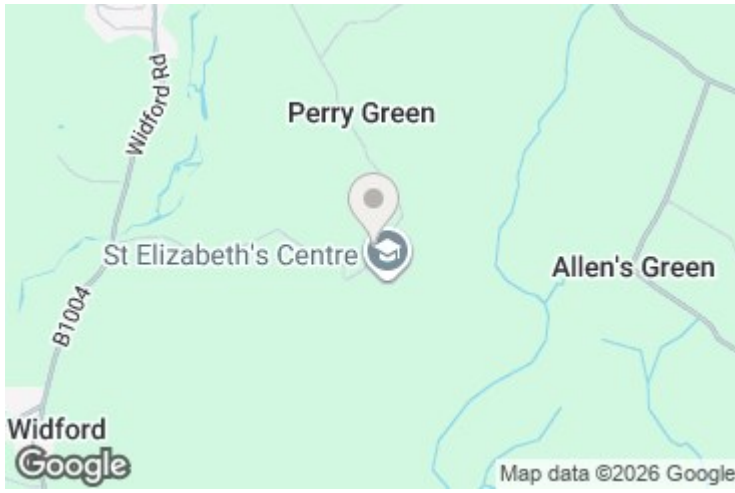
On the ground floor is the heart of this home with its spacious kitchen/dining room which overlooks the garden. There are three/four reception rooms, the main reception with an open fire, a spacious dual aspect formal dining room (currently used as a music room), two office rooms enabling versatile work from home options. Three double bedrooms, a utility room and family bathroom and a WC.

On the first floor are two generously sized bedrooms including the principal bedroom suite with a dressing area and ensuite bathroom and a further spacious bedroom both enjoy expansive views over the surrounding countryside. Externally, there is a good size garden backing onto open farmland with the world-renowned Henry Moore Foundation's sculpture park beyond as well as the newly refurbished The Hoops Inn. The front provides a driveway offering parking for 4 vehicles as well as a garage.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

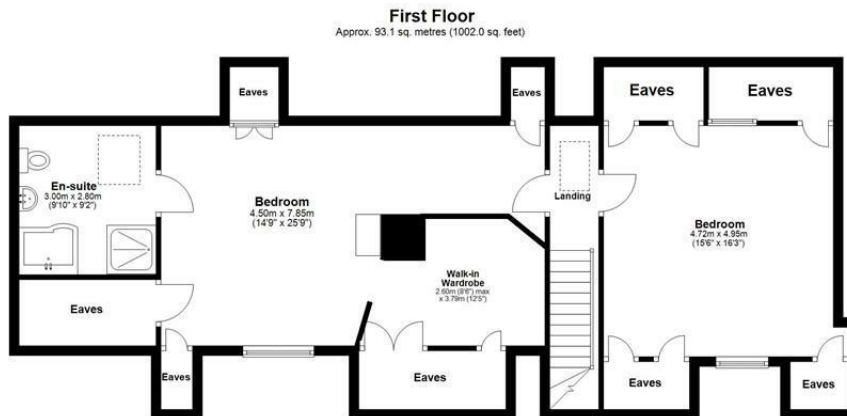
Ware Branch - Company No. 4759215 VAT No. 700174975

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total area: approx. 263.5 sq. metres (2836.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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**Lenette**