

Edgefield House, St Marys Lane, Hertingfordbury
SG14 2LE
Price Guide £2,350,000

stevenoates.com







Edgefield House St Marys Lane, Hertingfordbury, Herts, SG14 2LE

An exceptional 5 bedroom detached family home located within one of the most sought after locations in the pretty village of Hertingfordbury. The stylish accommodation which spans nearly 3991 SQ FT. offers a beautifully light and airy feel and includes a spacious entrance hall with downstairs wc, 3 large reception rooms, a expansive kitchen/dining/living room across the back of the house with the addition of a large utility/boot room. On the first floor, there are 5 bedrooms with 3 en-suites and a family bathroom. Externally, the property is accessed by a secure electric gates accessing a large driveway with ample parking. There is a large detached double garage currently subdivided into a gym and single garage with the addition of a cart store and plant room to the rear. The rear gardens benefit from a sunny westerly aspect and offer a number of excellent entertaining space and also feature a recently built heated swimming pool.

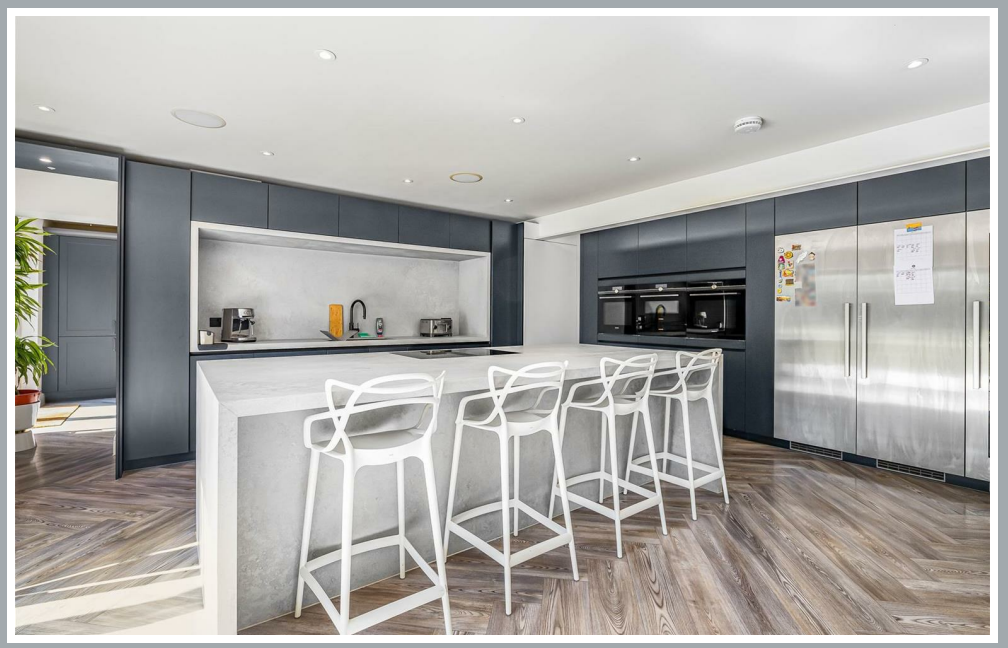
The property is located along the highly sought after lane directly opposite the village cricket green and quietly nestled in the heart of the highly sought-after village of Hertingfordbury. This charming village boasts a vibrant community spirit and offers a range of local amenities including well maintained tennis courts, and the renowned White Horse gastro pub, known for its exceptional food and selection of craft ales and a picturesque cricket green.

Ideally positioned on the western edge of Hertford, Hertingfordbury combines tranquil village living with convenient access to town amenities. Hertford itself features a variety of independent shops, stylish cafés, and quality restaurants, along with two mainline railway stations providing direct links into central London making it an ideal location for commuters and families alike.



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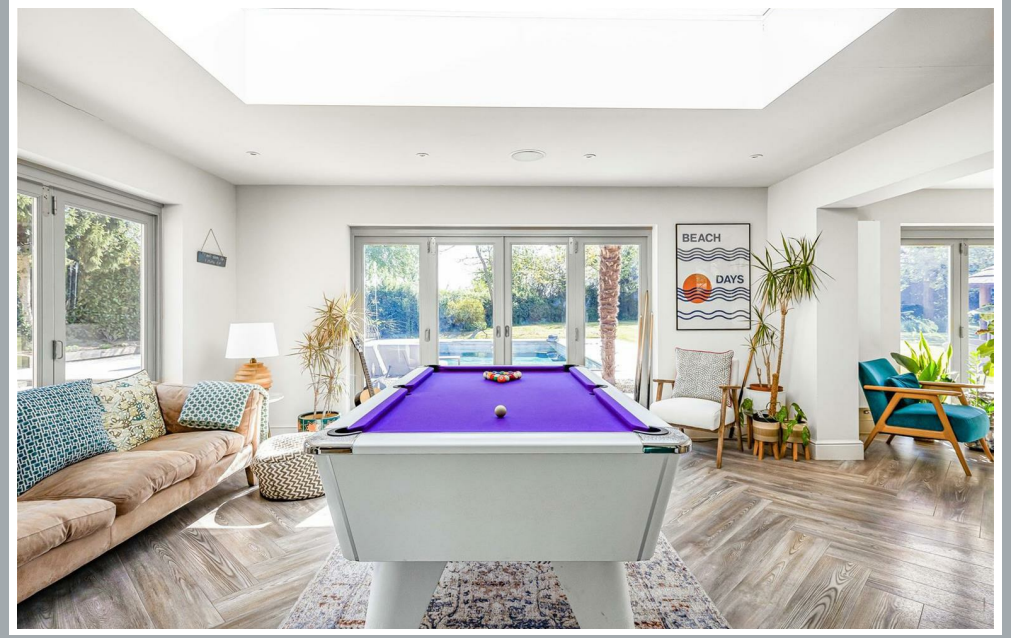


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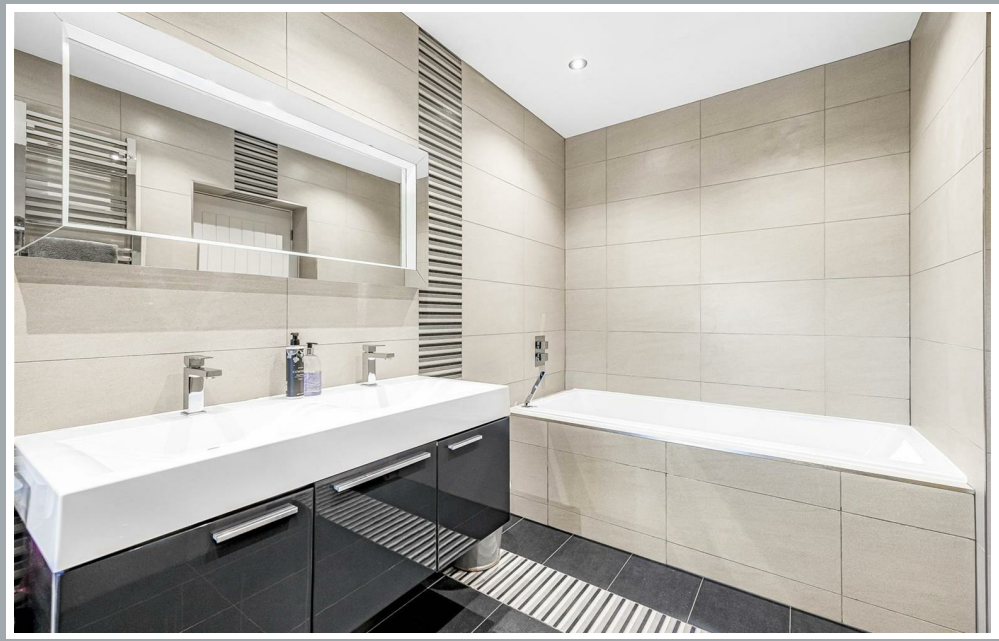






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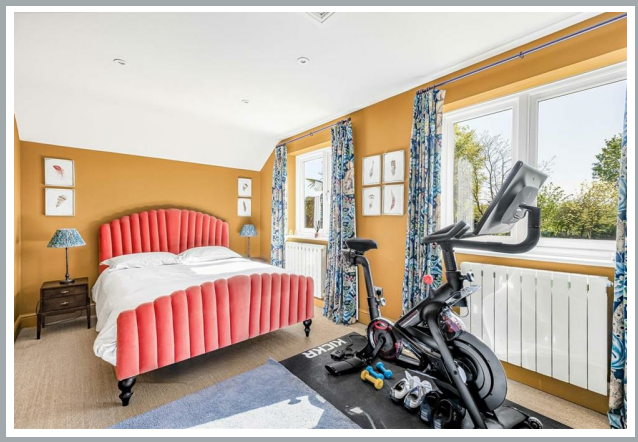






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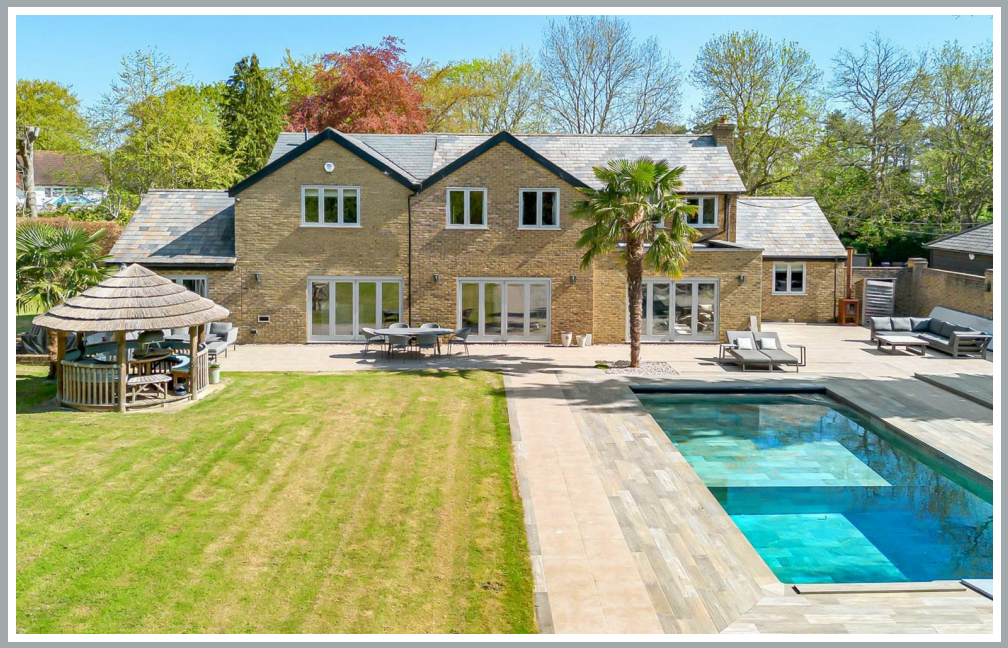






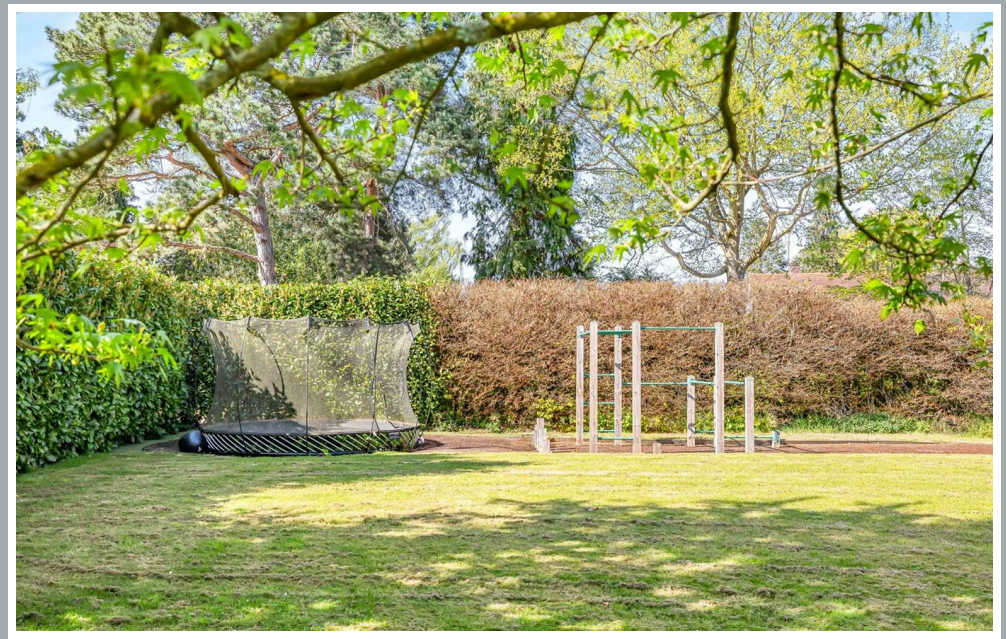


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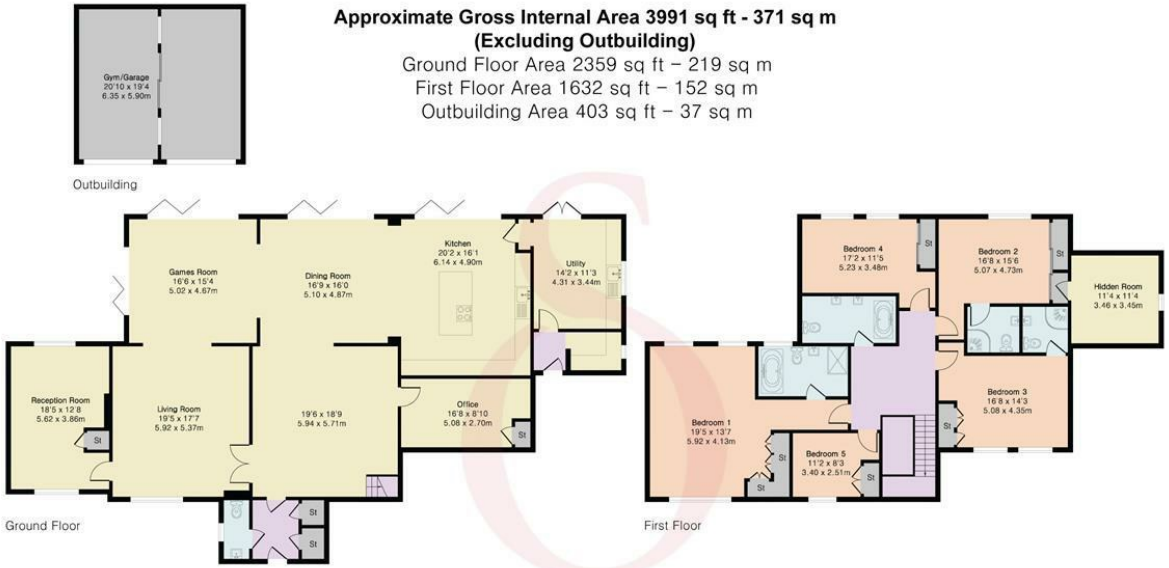






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Approximate Gross Internal Area 3991 sq ft - 371 sq m
(Excluding Outbuilding)
Ground Floor Area 2359 sq ft – 219 sq m
First Floor Area 1632 sq ft – 152 sq m
Outbuilding Area 403 sq ft – 37 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Steven Oates

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