

Hall House, Broadoak End, Hertford
SG14 2JA

Offers In Excess Of £2,000,000

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Hall House Broadoak End, Hertford, Hertfordshire, SG14 2JA

A substantial detached family home occupying a beautiful, gated plot within a quiet private lane location nestled amongst idyllic countryside on the edge of Hertford. The well balanced accommodation which is approximately 3822 sqft, comprises of generously proportioned rooms including an entrance hall with downstairs wc, 4 spacious reception rooms, a kitchen/breakfast room with separate utility room and the addition of a large conservatory. On the first floor, the spacious landing is equipped with high quality, bespoke office furniture and leads to 4 good size bedrooms, along with 3 bathrooms and a dressing room to the main bedroom. In addition to the main house there is a large detached annexe which offers a spacious main reception room with kitchenette, a double bedroom with en-suite. The gardens, which surround the house offer a high degree of seclusion with a retractable covered heating swimming pool given you all year round use, a large double garage which features a wine cellar and a EV charger, all accessed via a gated driveway. Overall 0.55 Acre Plot.

Broadoak End is a private lane forming part of the original grounds of Broadoak Manor, which is now a retirement home. The surrounding woodlands and countryside provide an excellent feeling of escapism, yet the property is just over 1 mile away from Hertford North mainline station, which offers fast services to London's Finsbury Park, Moorgate and Kings Cross. Hertford town centre is also a short distance away.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY





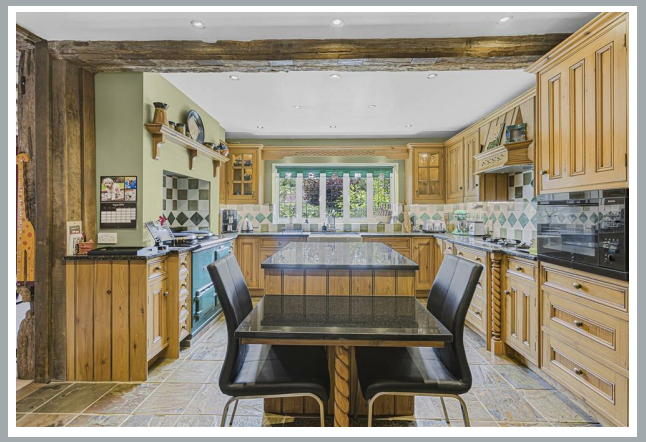




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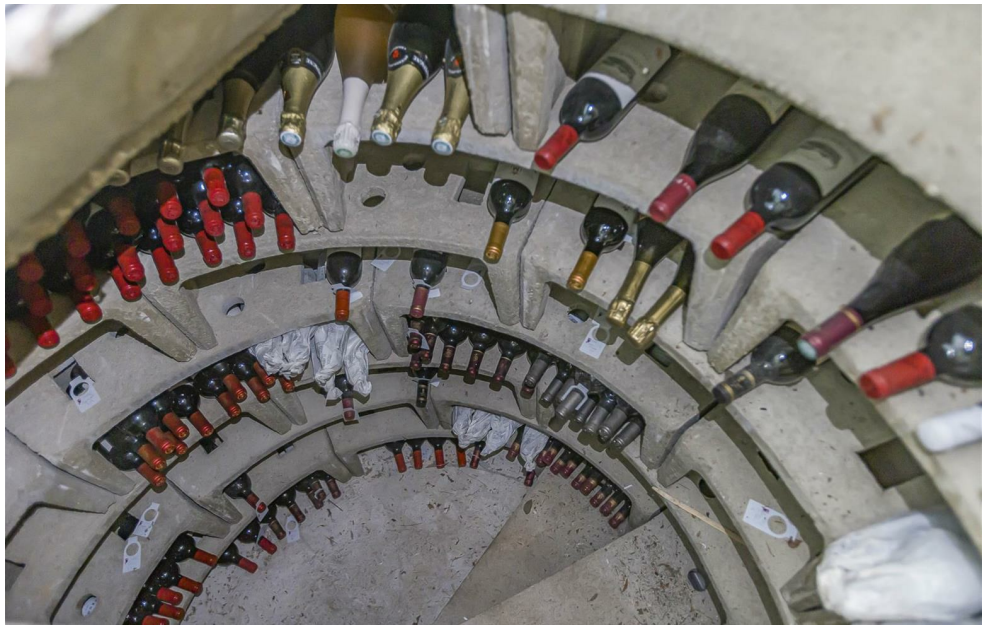


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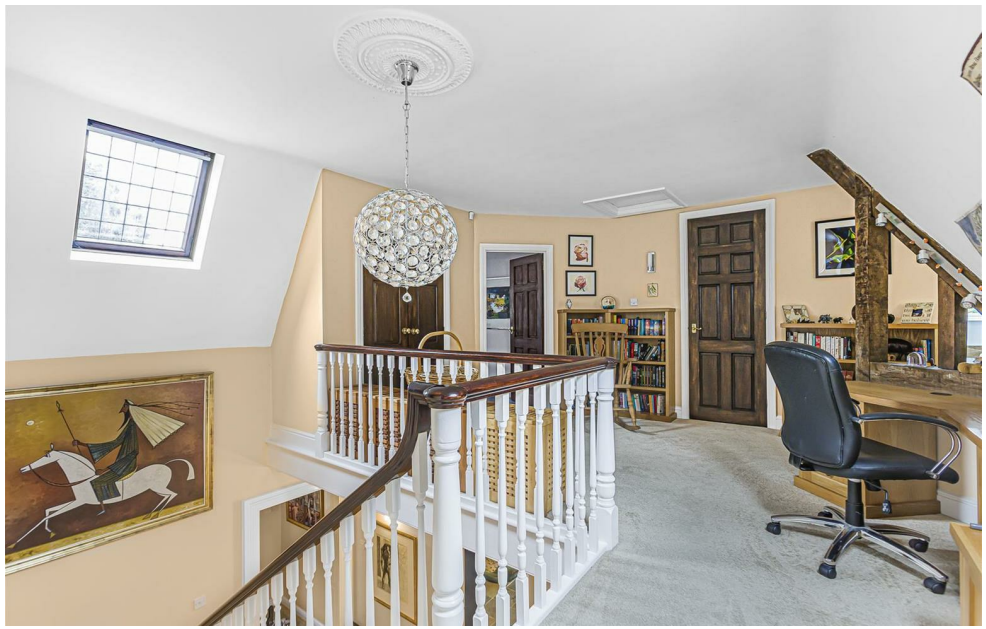


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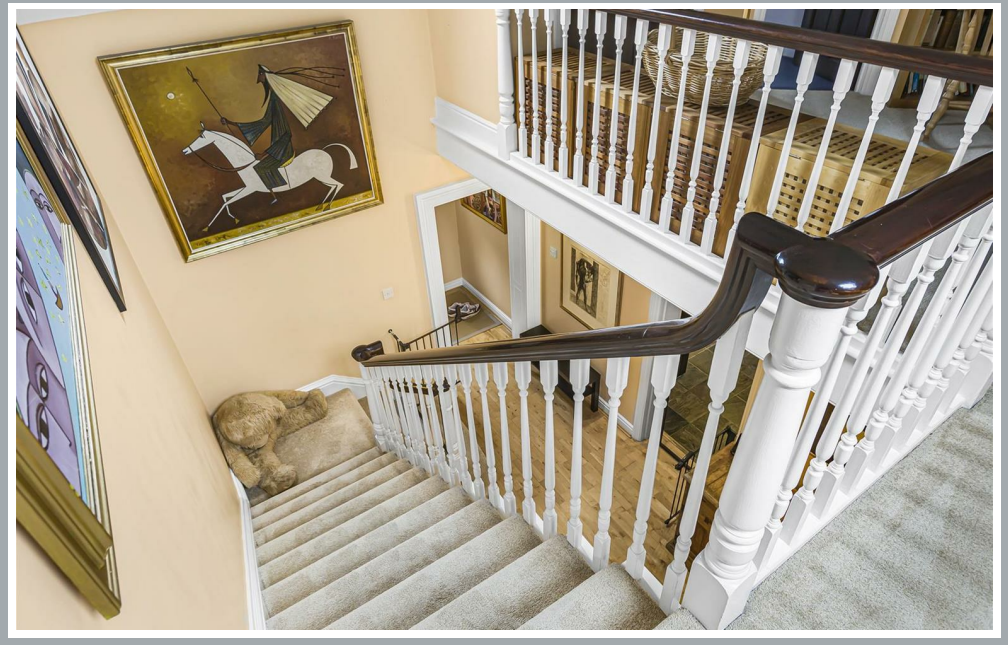






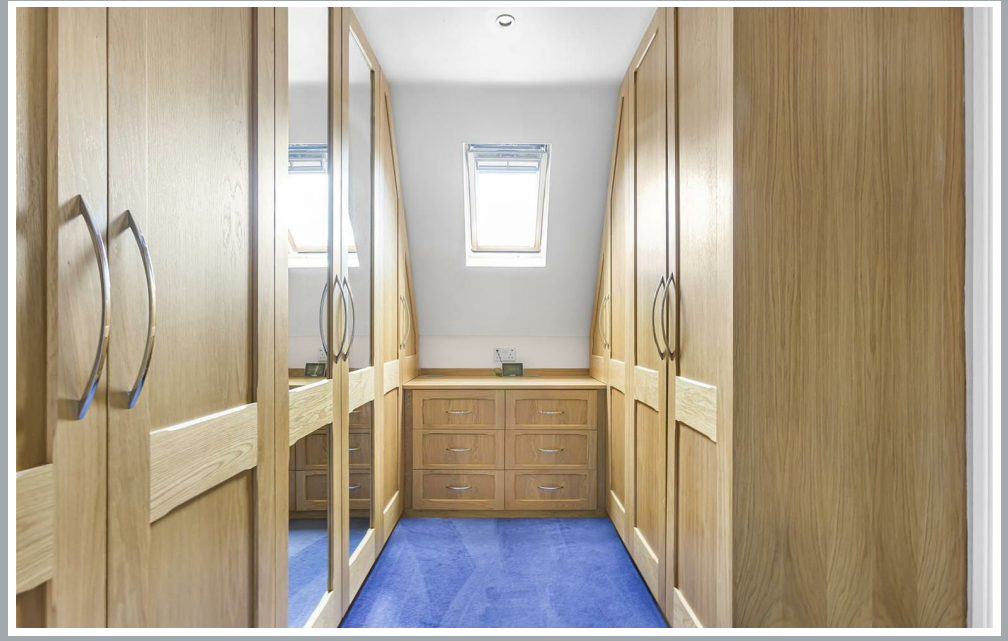


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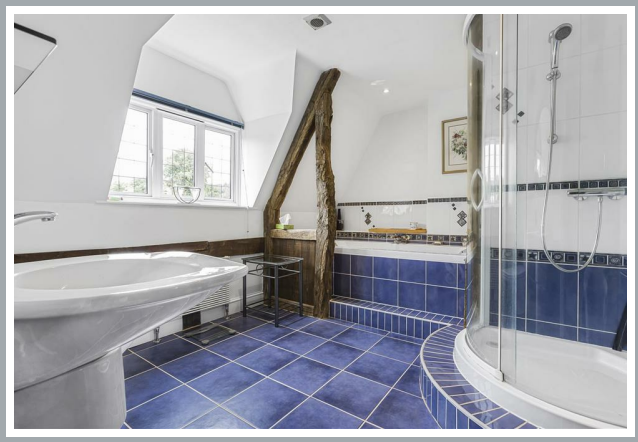






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Approximate Gross Internal Area 5999 sq ft – 558 sq m
Ground Floor Area 2140 sq ft – 199 sq m
First Floor Area 1617 sq ft – 150 sq m
Annexe Area 632 sq ft – 59 sq m
Garage Area 480 sq ft – 45 sq m
Outbuilding Area 1130 sq ft – 105 sq m



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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