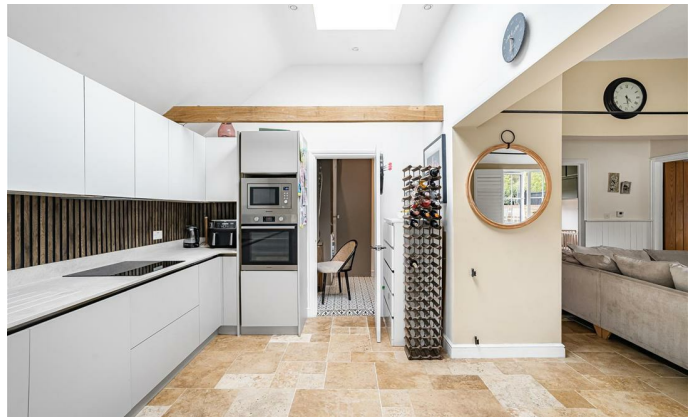
14 Highfield Farm, Mangrove Lane, Hertford
SG13 8QJ

Offers In Excess Of £450,000

stevenoates.com

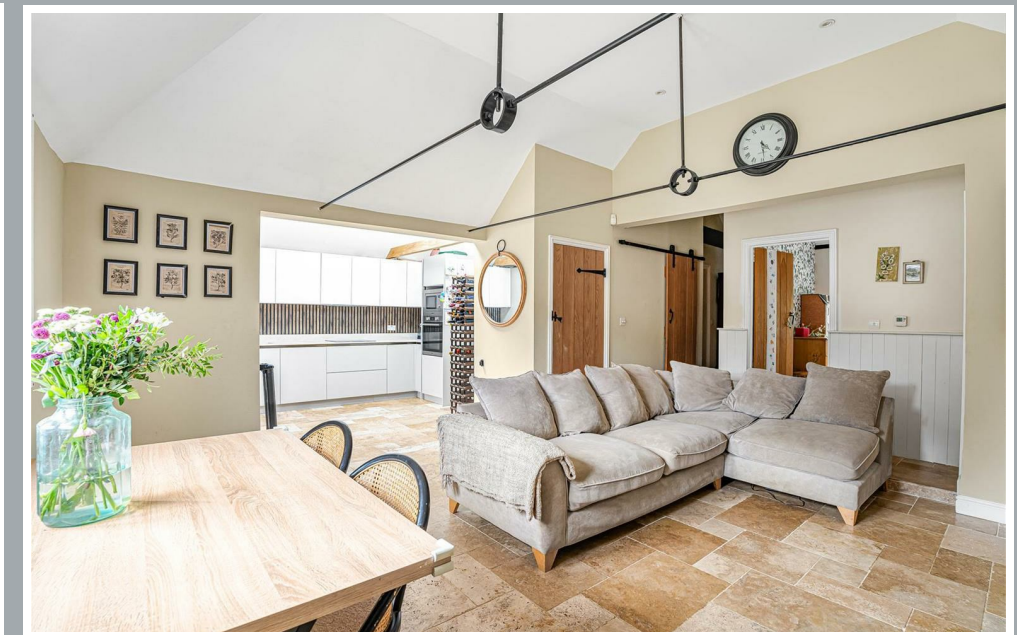


14 Highfield Farm Mangrove Lane, Hertford, SG13 8QJ

A beautifully converted two-bedroom semi-detached barn, set within an idyllic rural setting surrounded by open countryside and just moments from picturesque woodland walks, yet remaining within easy reach of Hertford town centre. Modernised throughout while retaining a wealth of charming character features, the property offers approximately 870 sq ft of thoughtfully arranged accommodation. At its heart is a beautiful living room featuring a log burner, which flows seamlessly into the kitchen and onwards to a versatile study/utility room. There are also two well-proportioned bedrooms and a family bathroom. Outside, the property enjoys a private south-facing rear garden, together with access to further communal gardens that open directly onto the surrounding countryside. Two allocated parking spaces complete this delightful country home.

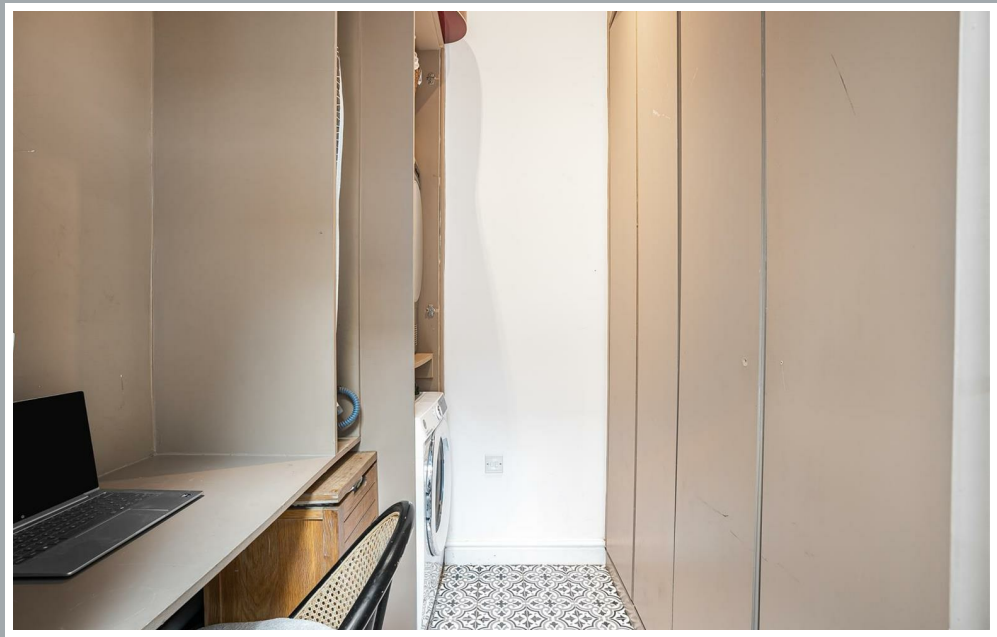
Highfield Farm is an exclusive collection of beautifully converted barns, peacefully nestled within stunning countryside just to the south of Hertford. Perfectly positioned for those seeking a semi-rural lifestyle without compromising on convenience, the development enjoys easy access to both Hoddesdon (approximately 2 miles) and Hertford (approximately 3 miles), each offering an excellent range of amenities and mainline stations with direct services into London. Hertford town centre is particularly renowned for its vibrant atmosphere, boasting an excellent selection of independent boutiques, shops, cafés, bars, restaurants, and leisure facilities, making it one of Hertfordshire’s most desirable market towns.

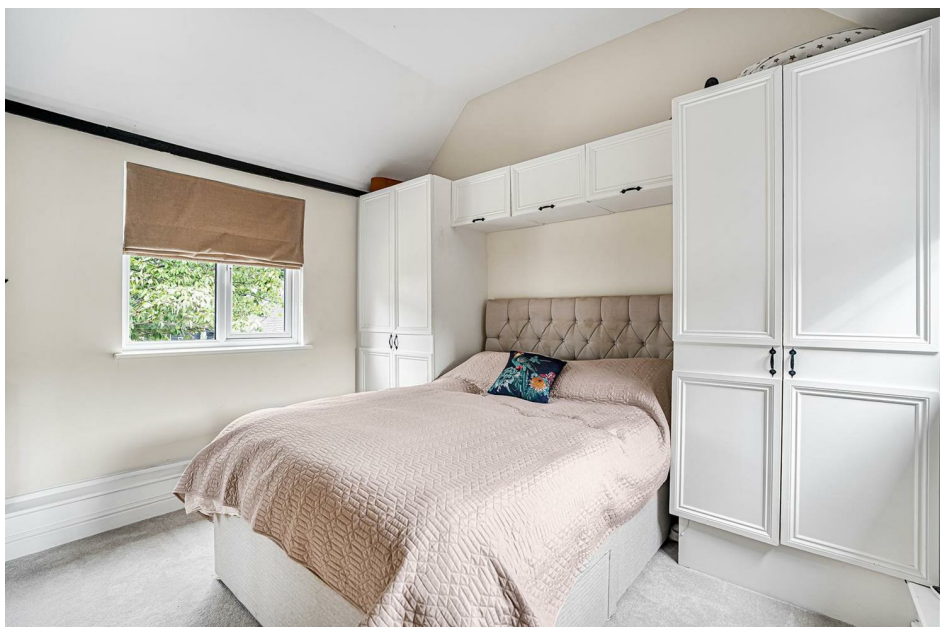
70 Fore Street, Hertford, Hertfordshire, SG14 1BY



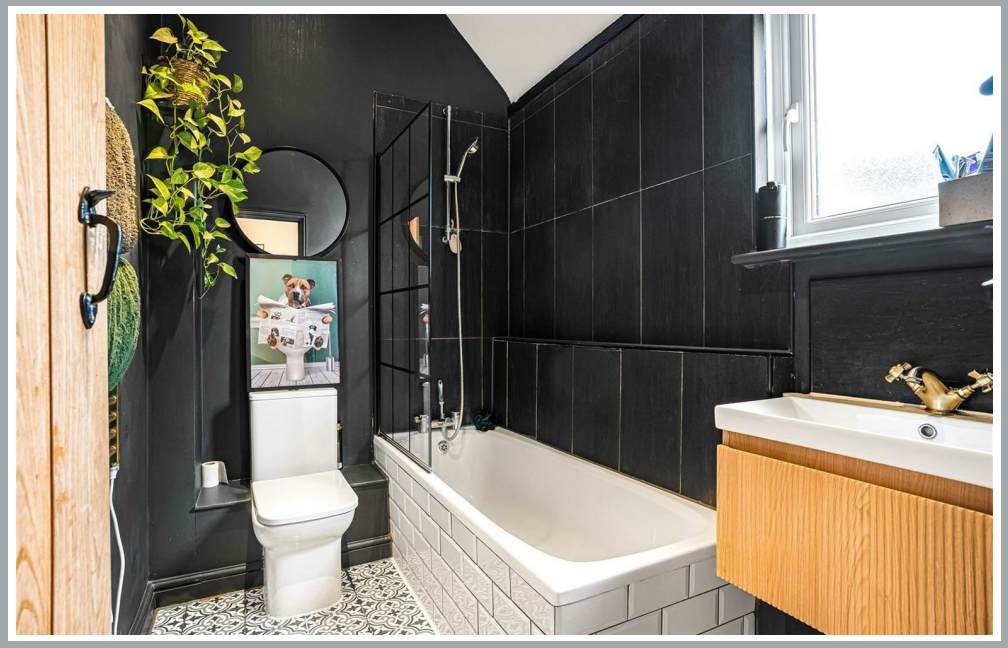
70 Fore Street, Hertford, Hertfordshire, SG14 1BY

70 Fore Street, Hertford, Hertfordshire, SG14 1BY





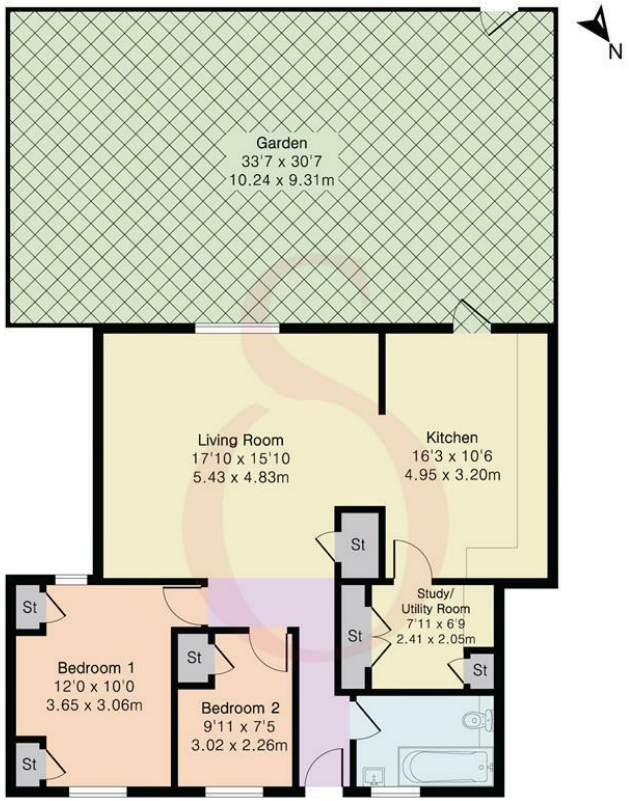
70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY

70 Fore Street, Hertford, Hertfordshire, SG14 1BY

Approximate Gross Internal Area 870 sq ft - 81 sq m



PINKPLAN

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

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.

stevenoates.com