



NobleHouse
services



HUNSDONBURY HUNSDONBURY WARE

£4,250,000

FREEHOLD

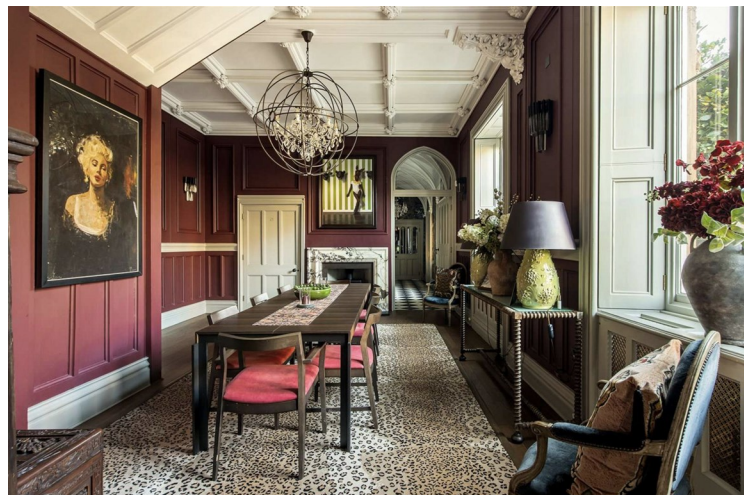
An exceptional six-bedroom Gothic Revival country residence set within approximately 42 acres of private gardens, paddocks and woodland, offering substantial family accommodation, a self-contained annexe and an impressive indoor swimming pool complex.

Approached through wrought-iron gates and along a sweeping driveway, the property enjoys a wonderful sense of arrival. The striking arched entrance opens into a grand reception hall with an ornate vaulted ceiling, leading through to a series of beautifully proportioned reception rooms.

The ground floor provides excellent space for both family life and entertaining, including an elegant dining hall, formal reception room, sitting room, study and family room. The bespoke kitchen is arranged around a large central island and benefits from extensive cabinetry, integrated appliances and an abundance of natural light. Further accommodation includes a utility room, games room and shower room.

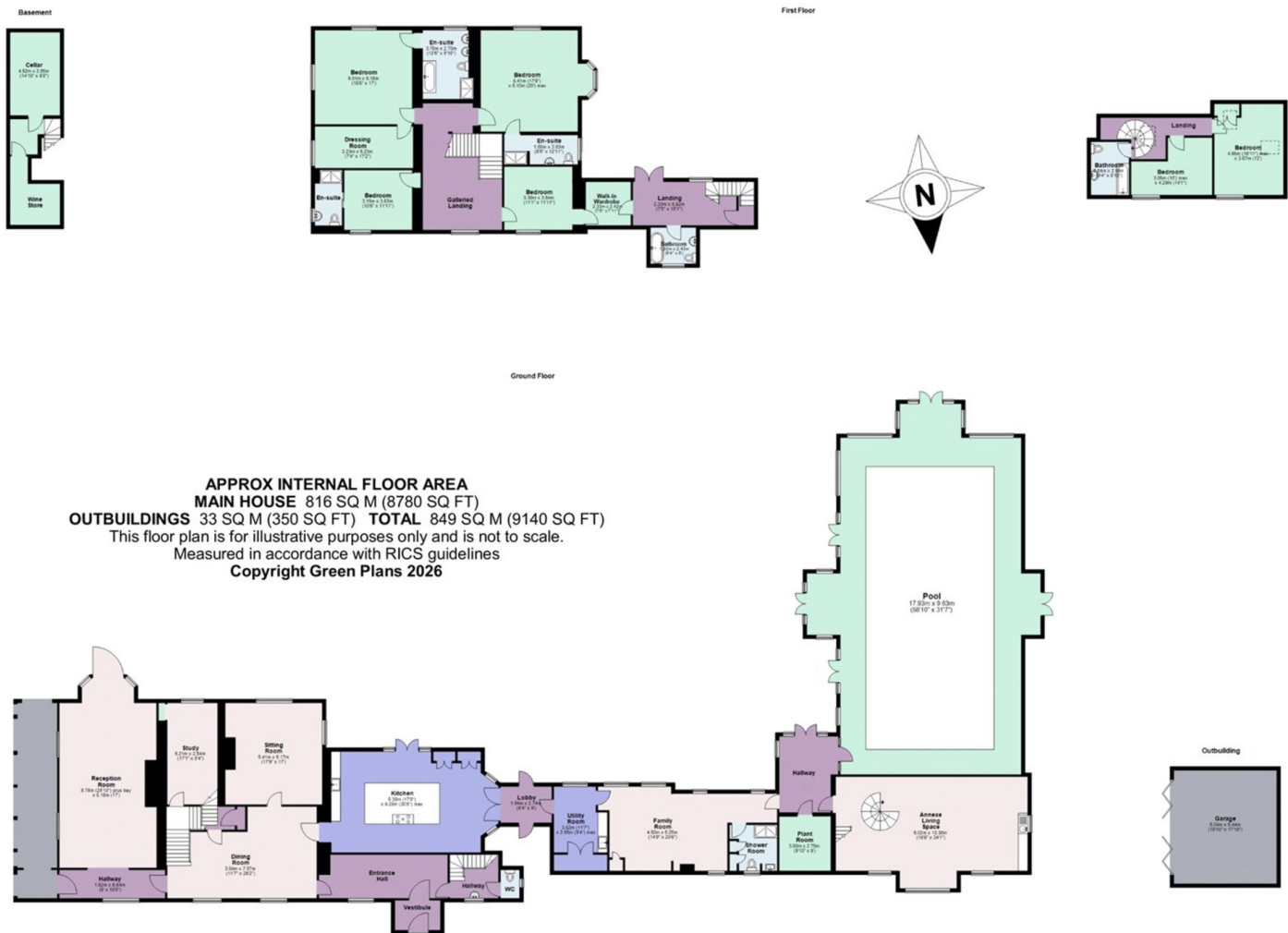


- SIX BEDROOMS • SIX BATHROOMS • APPROXIMATELY 42 ACRES • OVER 9,000SQFT OF ACCOMMODATION



- HEATED INDOOR SWIMMING POOL • INCLUDES A TWO BEDROOM ANNEXE





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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Noble House Services - Sales 02076 891000
 5 Paper Mill Buildings, City Garden Row, Islington London N1 8DW
 enquiries@nh-services.co.uk
 www.nh-services.co.uk

NH NobleHouse
 services