



Clementsburry  
Brickendon Lane | Brickendon | Hertford | Hertfordshire | SG13 8FG

 **FINE & COUNTRY**

# STEP INSIDE

## Clementsbury

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Clementsbury is a private estate, located on Brickendon Lane in Brickendon just over two miles from Hertford. This an exclusive gated residential development formed from the conversion of Victorian and Edwardian stables, coach houses, and farm buildings. It was developed by preserving the original Grade II listed brick structures, including a renovated tower, into 23 bespoke houses surrounded by greenbelt countryside. The buildings were formerly part of the wider Brickendonbury estate, which saw significant development under the Pearson family, who purchased the estate in 1893. Clementsbury was converted from a model dairy farm into residential housing between from 1996-2002 the first residents moved in in 2001.

### Step inside

A warm and inviting welcome through the archway and open porch into the main hallway. The hallway is light and airy with a wooden floor and staircase leading to the first floor. The kitchen is well designed and spacious allowing for a central table or perhaps island. There is a range cooker and granite worktops, a beautiful ceramic sink with a view out to the delightful communal gardens and flower borders. Off the hallway is the cloakroom, just under the stairs.

The property flows beautifully and offers a spacious living area with space for a dining table for more formal dining. There is a brick feature chimney breast with wood burning stove and wooden flooring. The stunning arched windows and french doors lead out to the garden which is a great entertaining space and frames the setting perfectly.

On the first floor the landing is spacious and light with plenty of storage and loft hatch. The main bedroom is spacious with a large Velux window with amazing views to the rear over the garden and grounds and a generous selection of built in wardrobes.

There is another double bedroom and single bedroom / study to the front of the property which also offers lovely large Velux windows. There is a beautifully designed bathroom complementing the design of the original property.













# STEP OUTSIDE

## Clementsbury

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### Step Outside

Clementsbury offers 14 acres of beautiful gardens. The property also offers a private rear garden with a lovely patio area with feature brick walls each side and ornate wrought iron fence and gate which lead out to a well-maintained lawn with various tree and shrub borders. There is a gate to the rear of the garden where you will find two private parking spaces for this property. There is also a generous garage which also has a storeroom to the rear.

The property is freehold and the residents have a management company Clementsbury Management Co. Amber Management LTD look after the accounts and the service charge is £2000 per annum.

There is a fabulous gardener that maintains the grounds and there is a current sinking fund of £15,560.

### Location

This wonderful home is situated in the outskirts of Hertford in Brickendon, Hertfordshire, surrounded by many country walks, pubs, Brickendon Grange golf club and a village hall Fanshaws Room and offers a real sense of community.

This fabulous home is just 2.4 miles to Hertford, 5.3 miles to Broxbourne and 4.7 miles to Ware.

The nearest train station of Bayford is within easy walking distance taking you straight into London.

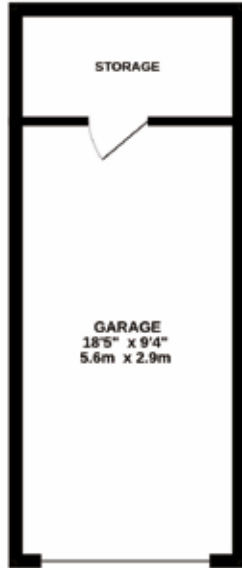
For the frequent flyer it is 19.7 miles to Luton Airport, 23.7 to Stansted Airport and 39.5 miles to Heathrow Airport.



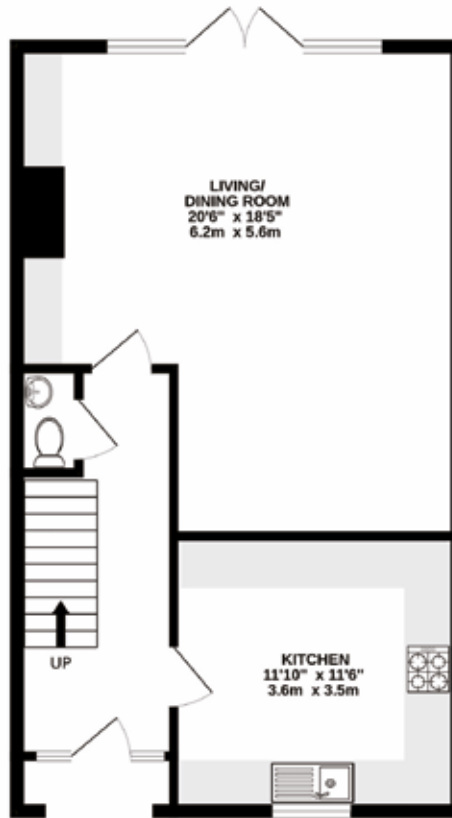




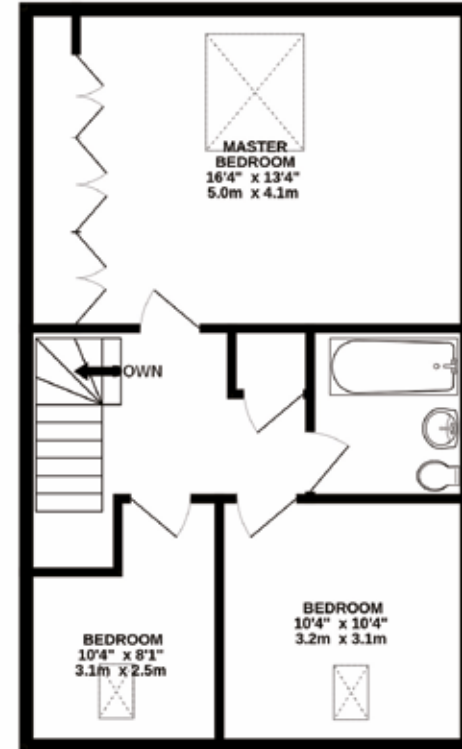
GARAGE  
216 sq.ft. (20.1 sq.m.) approx.



GROUND FLOOR  
590 sq.ft. (54.8 sq.m.) approx.



1ST FLOOR  
568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 1374 sq.ft. (127.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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