



Lower Hatfield Road  
Bayfordbury, SG13 8LA



# Lower Hatfield Road, Bayfordbury

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NO ONWARD CHAIN.

A unique opportunity to acquire this fabulous Grade II listed detached residence offering in total circa 8,383 sq ft of versatile accommodation, located on a plot of circa 1.1 acres.



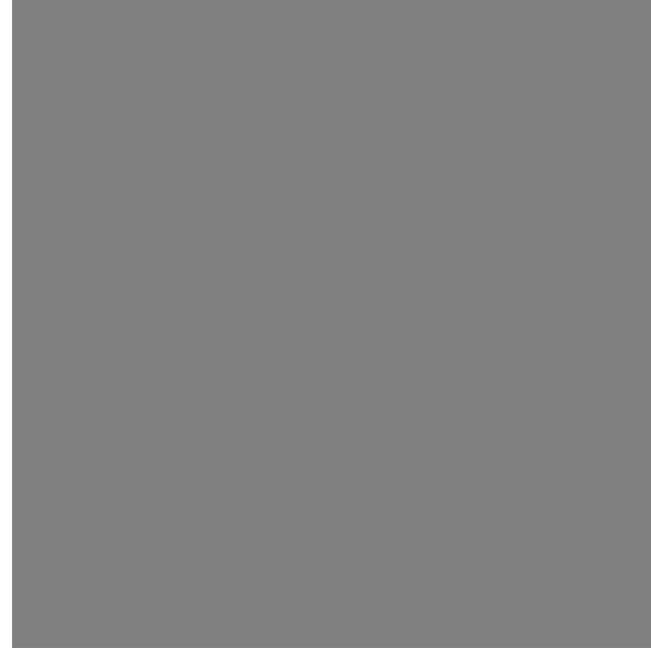












## ACCOMMODATION SUMMARY

Reception Hall \* Guest Cloakroom \* Living Room \* Sitting Room \* Dining Room \* Second Study \* Family Room \* Kitchen/ Breakfast Room \* Utility Room \* Entertainment Barn comprising Games Room and Studio \* 5 Bedrooms \* 5 Bath or Shower Rooms \* Landscaped Garden \* Garage \* Store Room





## NO ONWARD CHAIN.

A unique opportunity to acquire this fabulous Grade II listed detached residence offering in total circa 8,383 sq ft of versatile accommodation, located on a plot of circa 1.1 acres. A truly stunning home with galleried landings, amazing high ceilings and exposed beams. As well as the main house there is also a detached entertainment barn and garage block which incorporates store room and a wine cellar. Early viewing is a must to fully appreciate all this fabulous home has to offer.

Bayfordbury is situated on the highly sought after southern borders of Hertford surrounded by beautiful countryside. Hertford town center is only 1.6 miles away and the area provides excellent schooling for all ages, along with two mainline train stations serving London. The property offers easy road access to the A414 which connects to the A1(M).

















Local Authority:  
 East Herts District Council  
 Council Tax Band: G  
 FREEHOLD

Approximate Area = 532.7 sq m / 5734 sq ft

Outbuildings = 246.1 sq m / 2649 sq ft

Total = 778.8 sq m / 8383 sq ft

(Including Garage / Excluding Voids)



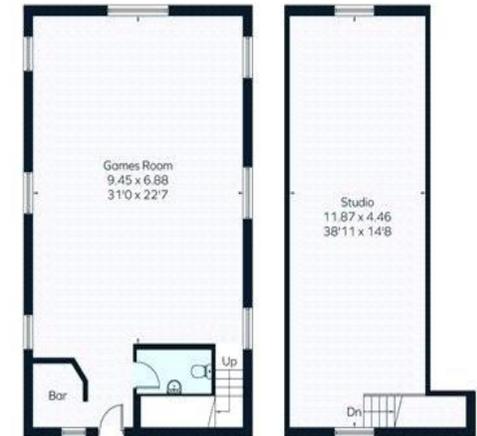
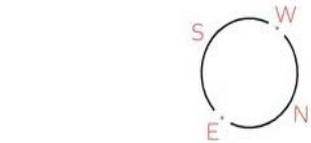
Ground Floor



Second Floor



First Floor



(Not Shown In Actual Location / Orientation)  
 Entertainment Barn  
 Ground Floor

Entertainment Barn  
 First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)

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DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent has not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions



THE TEA BARN