



Baud Close, Hadham Hall, Little Hadham, Ware

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5 Baud Close Hadham Hall Little Hadham Ware SG11 2BB

A modern detached family home set within 40 acres of parkland on the prestigious Hadham Estate

Little Hadham 1.2 miles, Bishop's Stortford and station 2.5 miles (London Liverpool Street from 39 minutes), Harlow 11.8 miles, A120 (Little Hadham Bypass) 1.2 miles, M11 (Jct. 8) 5.6 miles, A10 (Great Cambridge Road) 7.2 miles, London Stansted Airport 9.9 miles

Storm porch | Reception hall
Reception room | Sitting room
Dining room | Study | Kitchen/
breakfast room | Cloakroom
5 Bedrooms | 3 Bathrooms | Garden
Double garage | EPC rating C

The property

A red brick property offering more than 2,900 sq. ft. of light-filled accommodation arranged over three floors. The ground floor accommodation flows from a welcoming reception hall with useful storage and cloakroom and comprises a generous sitting room with woodburning stove and bi-

fold doors to the terrace and a well-proportioned study with front aspect bay. There is also an inter-connecting suite of rooms incorporating spacious open-plan rear aspect reception and dining rooms, both with bi-fold doors to the terrace. The dining room opens into a large kitchen/breakfast room with a range of bespoke walnut wall and base units including a large central island, a four-oven Aga, modern integrated Siemens appliances including a wine chiller and a breakfast area with large feature bay window and space for a good-sized table for more informal meals. On the first floor the property provides a spacious bedroom with fitted dressing area and contemporary en suite bathroom, three further double bedrooms and a modern family bathroom. A generous galleried landing on the second floor gives access to the property's remaining vaulted double bedroom and to a modern family shower room.

Outside

The property is approached over a tree-lined avenue leading through the private parkland of the Hadham Estate and over a gravelled side driveway offering private parking and giving access to the detached double garage, bordered by a manicured front garden laid to areas of level lawn bordered by mature topiary.





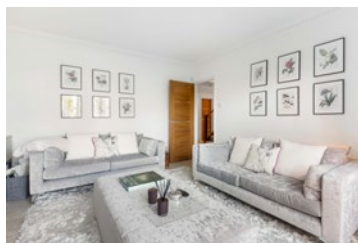
Garden

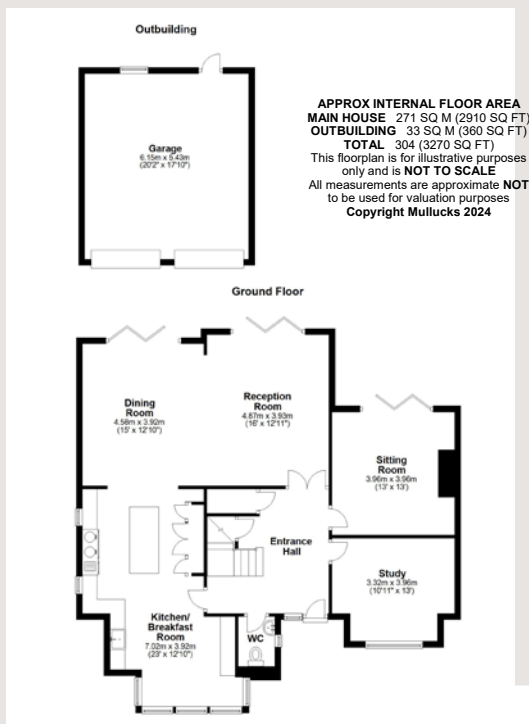
The well-maintained enclosed rear garden is laid mainly to level lawn bordered by well-stocked flower and shrub beds and features a hot tub area and large paved terrace, ideal for entertaining and al fresco dining.

Location

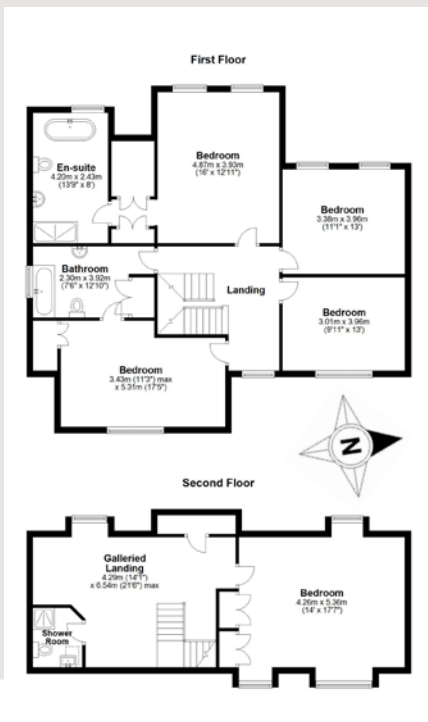
The Hadham Estate residents can enjoy about 40 acres of beautiful parkland and the use of a tennis court.

Set on the banks of the River Ash, the village has a mediaeval parish church, village hall, public house and popular primary school. The market town of Bishop's Stortford has comprehensive facilities including independent and high street shopping, supermarkets including Waitrose, cafés and restaurants, a hospital, leisure centre and golf club. The A120 bypassing the village connects to Bishop's Stortford, the M25 and national motorway network, the nearby A10 trunk road gives access to Hertford, Royston and major regional centres and Bishop's Stortford station offers regular direct services into central London in around 40 minutes. The area offers a wide range of independent schools including Bishop's Stortford College, Howe Green House, St. Edmund's College, Saint Nicholas, Heath Mount and Haileybury.





APPROX INTERNAL FLOOR AREA
MAIN HOUSE 271 SQ M (2910 SQ FT)
OUTBUILDING 33 SQ M (360 SQ FT)
TOTAL 304 (3270 SQ FT)
 This floorplan is for illustrative purposes only and is **NOT TO SCALE**
 All measurements are approximate **NOT** to be used for valuation purposes
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General

Local Authority: East Hertfordshire

Services: Main electricity, gas, water and drainage.

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,500,000

St Albans

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