



Walford House, 35 High Street, Stanstead Abbots

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP



Walford House 35 High Street Stanstead Abbotts SG12 8AS

A fine Grade II listed detached house with extensive garden and grounds of about 2 acres, situated in a convenient village setting

St. Margaret's station 0.2 miles (45 minutes to London Liverpool Street),
Hoddesdon town centre 2.0 miles,
M25 (Jct 25) 8.5 miles

Entrance hall | Drawing room | Sitting room | Dining room | Breakfast room
Study | Kitchen | Cloakroom | Utility
Principal bedroom with en suite
bathroom | 5 Further bedrooms, 1
en suite | Family bathroom | Shed
Stables | Garden | Around 2 acres
EPC Rating D

The property

Walford House is a handsome Grade II listed property, dating from the early 18th century, that features almost 3,000 sq. ft of elegant accommodation arranged across two light-filled floors.

Period details include sash windows and original fireplaces, while there is also attractive modern décor and fittings throughout. The ground

floor has five comfortable, flexible reception rooms, with the sitting room and breakfast room at the front, both of which have fireplaces with wood burning stoves. There is a useful study with a dual aspect, and at the rear, a 20ft drawing room with a wood burning stove and French doors opening onto the rear garden and the dining room that also benefits a fire place and French doors onto the garden. The kitchen has shaker-style units, a central island, a split butler sink and integrated appliances.

The first floor has six double bedrooms, accessed via two separate staircases. The generous principal bedroom includes a large, luxury en suite bathroom with a freestanding bathtub and a shower unit. One other bedroom is en suite, while the family bathroom has a bathtub and a large walk-in shower.



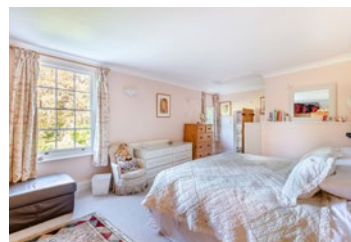


Outside

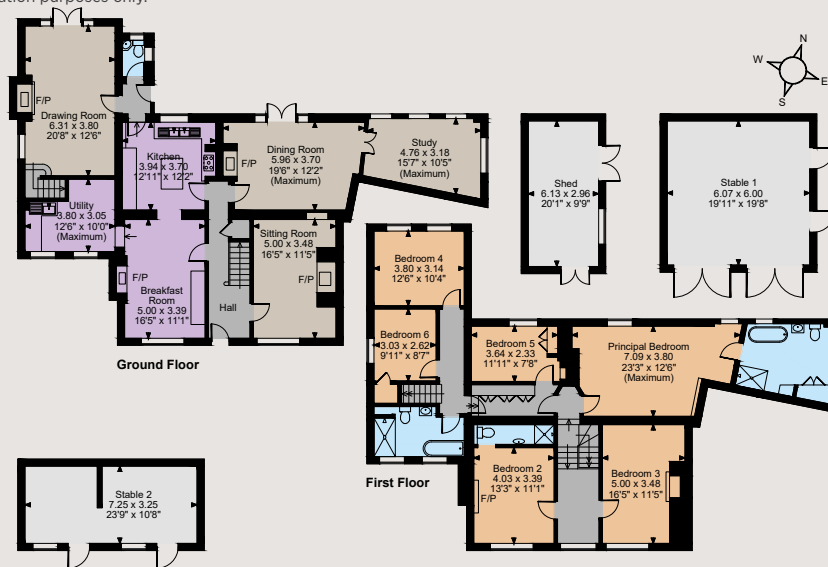
The house is set back from the High Street, with a five-bar wooden gate opening onto a gravel driveway providing plenty of parking at the front. A gate at the side leads through to the rear garden, where there are extensive lawns and meadows, paved pathways and terracing and an area of timber decking beside a pond. The garden has various mature trees and established shrubs and hedgerows, as well as outbuildings including a shed and two timber-framed stables blocks.

Location

Stanstead Abbots lies in a convenient position between the towns of Ware, Hertford, Hoddesdon and Harlow. The River Lea runs through the village, and there is a marina providing access for sailing. There are several local amenities in Stanstead Abbots and neighbouring Stanstead St. Margarets. Supermarkets and a wider range of shops are available in nearby Hoddesdon and Ware. There is a primary school in the village, while further schooling is available in the surrounding towns, including the outstanding-rated Presdales School in Ware and the independent Haileybury and Imperial Service College in Hertford. Transport connections in the area include the A10 just over a mile away and the M11 and M25 both within 10 miles.



Main House internal area 2,967 sq ft (276 sq m)
 Shed internal area 195 sq ft (18 sq m)
 Stables internal area 646 sq ft (60 sq m)
 Total internal area 3,808 sq ft (354 sq m)
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
 © ehous. Unauthorised reproduction prohibited. Drawing ref. dia/8576327/TML



General

Local Authority: East Hertfordshire

District Council

Services: Mains gas, electricity, water and drainage. Centrally heated.

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,550,000

Cuffley

Sopers House, Sopers Road, Cuffley, EN6 4RY

01707 524 259

cuffley@struttandparker.com
 struttandparker.com

[@struttandparker](https://www.instagram.com/struttandparker)

[f/struttandparker](https://www.facebook.com/struttandparker)

Over 45 offices across England and Scotland,
 including Prime Central London



For the finer things in property.



IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken November 2023. Particulars prepared November 2023. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited