



The Old Rectory

St. Andrew Street, Hertford

A detached Grade II listed seven bedroom property set on a 1/3 acre plot in a popular market town

A handsome period family home, sensitively combining modern amenities, quality fixtures and fittings and elegant décor with period features throughout. It sits in a sought-after, highly-convenient road within striking distance of the town centre and two mainline stations, both offering regular services to major regional centres and central London.



4 RECEPTION ROOMS



7 BEDROOMS



3 BATHROOMS



PRIVATE PARKING



1/3 ACRE



FREEHOLD



TOWN CENTRE



3,054 SQ FT



**GUIDE PRICE
£2,300,000**

The property

Originally dating from the 17th century, The Old Rectory is a detached period family home offering 3,054 sq ft of light-filled, flexible accommodation arranged over three floors. Configured to provide a practical and cohesive living and entertaining environment, it sensitively combines modern amenities, quality fixtures and fittings and elegant neutral décor with period features including large sash glazing, generously-proportioned rooms, high ceilings and original fireplaces throughout.

The accommodation flows from an entrance lobby with feature tiled flooring and a useful shower room, also ideal for use as a guest cloakroom, and a welcoming reception hall with flagstone and wooden flooring, fitted cupboards and an original staircase with barleysugar twist balusters and a moulded handrail rising to the first floor. It comprises a drawing room with a large bay window with full-height glazing incorporating French doors to the garden and a feature gas fireplace with wood effect, and a part-panelled dining room with exposed wooden

flooring, a fireplace and fitted storage (currently used as a games room). Further is a study with fitted shelving and storage, a fireplace and garden access, and a wooden-floored family/dining room with a feature exposed brick fireplace and wood-burning stove. A door from the family room opens to a wooden-floored kitchen/breakfast room with a range of wall and base units, a breakfast bar, complementary work surfaces and splashbacks, an Aga, modern integrated appliances, space for a sizeable table and a door to the side garden. A door leads to a lobby which opens into a fitted utility/boot room and also has a door to the garden.

On the first floor a generous landing with further useful storage gives access to five double bedrooms, three with built-in storage and the remaining two sharing Jack and Jill access to an en suite bathroom, together with a family bathroom. The staircase continues to the second floor, which houses the property's two remaining double bedrooms.



Location

The property sits in a Conservation area just outside the Castle Gardens at the heart of the popular and historic market town of Hertford, which offers independent and high street shopping, supermarkets, services, cafés, restaurants and recreational and leisure facilities including a bowling green, tennis courts and a leisure centre with swimming pool. The outdoor enthusiast is well catered for: the town sits at the confluence of four rivers, providing easy access to miles of walks, and also benefits from several golf courses. Transportation links are excellent: the A1(M) and M25 give access to the motorway network, and Hertford's East and North mainline stations (both 0.5 mile) offer fast, regular services into central London. The A10 allows easy access to Bishop Stortford and Cambridge while the A414 gives east to west access to local towns such as St Albans, Hatfield and Harlow.

Outside

Occupying a generous 1/3 acre plot adjacent to St Andrew's Church and having plenty of kerb appeal,

the property is approached through double wooden gates over a gravelled driveway providing private parking for several vehicles. The well-maintained garden is laid mainly to level lawn bordered by well-stocked flower and shrub beds and screened by mature trees. It features a generous paved seating area, ideal for entertaining and al fresco dining.



Distances

- Ware 4.8 miles
- Hoddesdon 5.2 miles
- Welwyn Garden City 6.3 miles
- Stevenage 10.6 miles

Nearby Stations

- Hertford East
- Hertford North
- Bayford
- Ware

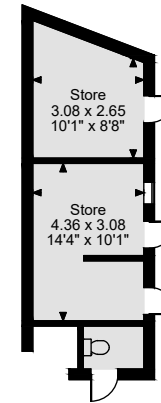
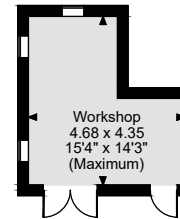
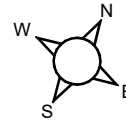
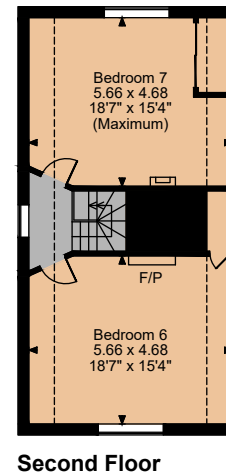
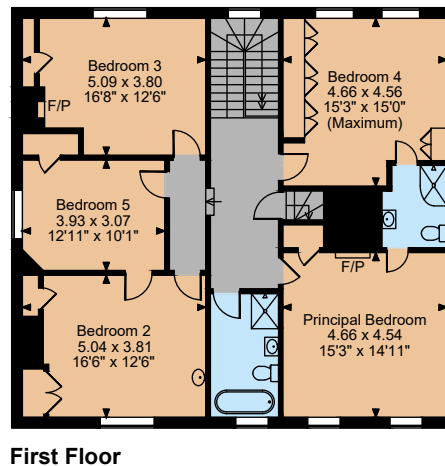
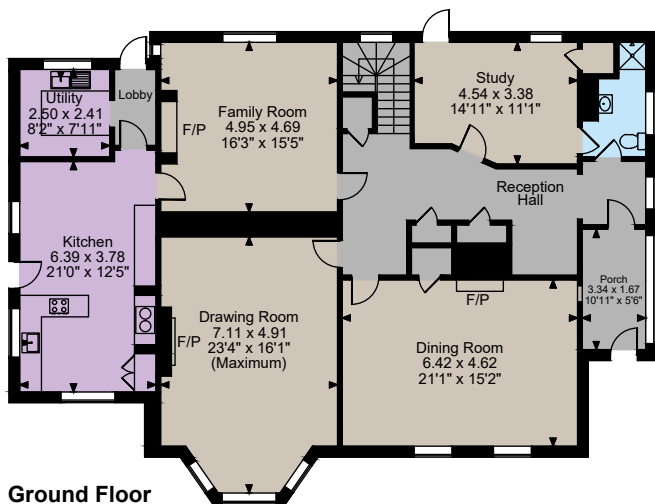
Key Locations

- Hertford Castle
- Hertford Museum
- Panshanger Park
- King's Meads
- Van Hage Garden Centre
- Rye House Gatehouse
- Hatfield House

Nearby Schools

- Richard Hale School
- Abel Smith School
- The Chauncy
- Mill Mead Primary School
- Hertford Prep
- Simon Balle All-Through School
- Morgans Primary School & Nursery
- Duncombe School
- St Joseph's Catholic Primary School
- St Joseph's in the Park
- Hollybush Primary School
- Bengoe Primary School
- Haileybury
- Presdales





Floorplans

House internal area 3,054 sq ft 339 sq m)
For identification purposes only.

Directions

SG14 1HZ

what3words: ///gains,lunch,lions - brings you to the driveway

General

Local Authority: East Hertfordshire District Council

Services: Mains gas, electricity, water and drainage.
Gas-fired central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: E

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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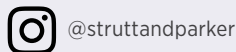
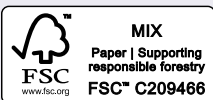
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