



3 Heads House, Great Hyde Hall, Hatfield
Heath Road, Sawbridgeworth, Hertfordshire,
CM21 9JA

Asking Price: £800,000
Leasehold

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Forming part of the old Headmasters house this stunning, 5 bedroom, semi detached home is located in the historic Great Hyde Hall, with approximately 40 acres of private grounds. The property benefits from modern accommodation with an open plan lounge/dining area, kitchen and ground floor wc, the first floor offers three bedrooms and a shower room, whilst the top floor benefits from a further two bedrooms and a shower room. Each room offers panoramic views of the surrounding grounds. This extraordinary five bedroom property is nestled within the breathtaking landscape of Great Hyde Hall, offering an enchanting experience for those seeking an idyllic countryside retreat that is, at the same time, close to London. The grounds surrounding this magnificent home span approximately 40 acres and are a true testament to natural beauty and tranquility. The property is leasehold with 953 years remaining. The service charge is £1185 per quarter.

EPC Band C. Council Tax Band G.



5 Bedroom Semi Detached Home
Located in Great Hyde Hall Estate
Approx 40 Acres Grounds
Panoramic Views
Freehold
EPC Band C
Council Tax Band G

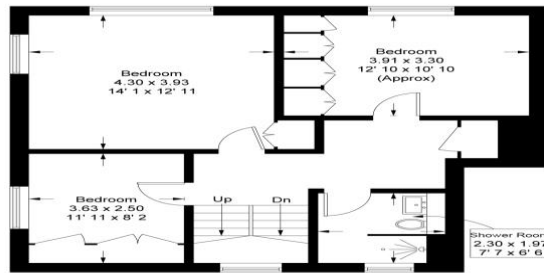
ADDITIONAL INFORMATION

Conveniently located on the outskirts of Sawbridgeworth, this immaculate country estate captures the essence of peaceful living while ensuring easy access to modern amenities. The property is situated just half a mile from the mainline railway station, providing excellent transport links to London Liverpool Street, Cambridge, and Stansted Airport. For commuters, the new M11 Junction is a mere 6-minute drive away, offering seamless connectivity, while Stansted Airport is just a 20-minute drive away.

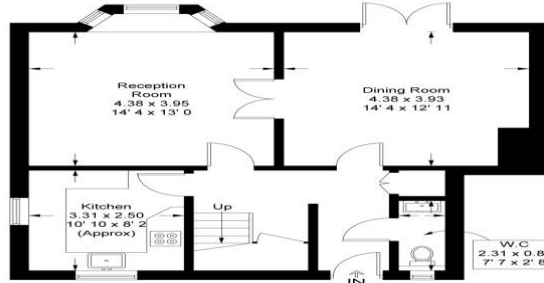
Lease, ground rent and maintenance details have been provided by the seller, but their accuracy cannot be guaranteed, as we may not have seen a copy of the original lease. Should you proceed with the purchase of this property, lease details must be verified by your solicitor.

Great Hyde Hall

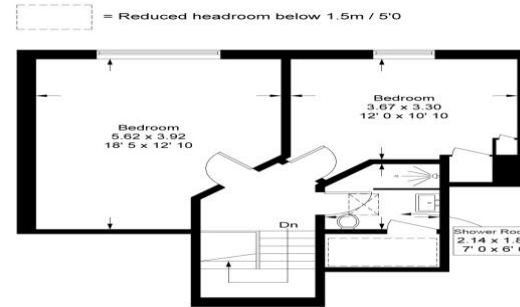
Approximate Gross Internal Area = 1790 sq ft / 166.3 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 17 sq ft / 1.6 sq m
Total = 1807 sq ft / 167.9 sq m



First Floor
655 sq ft / 60.9 sq m



Ground Floor
634 sq ft / 58.9 sq m



Second Floor
518 sq ft / 48.1 sq m
(Including Reduced Headroom)

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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ANTI-MONEY LAUNDERING We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks are carried out correctly and for ongoing monitoring, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 inc VAT, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee is paid in advance, directly to Lifetime Legal and is non-refundable.

FOR MORE DETAILS CONTACT

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