



Walnut Close  
Much Hadham | Hertfordshire | SG10 6FD

FINE & COUNTRY  
ESTABLISHED 1999

# Walnut Close

Much Hadham, Hertfordshire, SG10 6FD

At a glance

- Beautifully Finished Detached Family Residence
- Tucked Away Location in the Heart of the Village
- Principal Bedroom with En-Suite Shower & Walk-In Dressing Room
- Further 4 Bedrooms
- 2 Reception Rooms
- Ground Floor – Underfloor Heating
- Extensive Open Plan Kitchen/Breakfast & Family Room
- Detached Double Garage & Driveway Parking
- Private Rear Landscaped Gardens with Summer House
- EPC Rating B

## THE PROPERTY

Built approximately five years ago, this stunning family residence offers approximately 2800 sq ft of living accommodation and has been finished to an extremely high standard with oak flooring to the hallway, underfloor heating to the ground floor, a beautifully fitted bespoke kitchen/breakfast and family room with views to the rear garden and a separate utility room. A good-sized sitting room with Inglenook fireplace and a further reception room. The first floor offers a Principal bedroom with en-suite shower room and a walk-in dressing room and a further 4 bedrooms and family bathroom. There is a detached double garage with additional parking to the front. Beautiful private landscaped gardens with summer house to the rear. EPC Rating B.

## THE SETTING

Walnut Close is a private cul-de-sac in a tucked away position in the heart of the pretty and much sought after village of Much Hadham, offering excellent village amenities including GP Surgery, local store and post office and the popular St Andrews village primary school, the Henry Moore Foundation is also within close proximity. Much Hadham lies approximately 5 miles from the market town of Bishop's Stortford, offering a comprehensive range of shops, restaurants, public houses and an excellent selection of state and private schools. There is a mainline railway station providing access to London Liverpool Street and Cambridge and for the road user, there are excellent road links with the A10, A120 and M11, all withing easy access. Stansted's International Airport is approximately 20 minutes' drive away.



*“sitting room with feature fireplace & inset gas wood burner”*



#### THE ACCOMMODATION

A part-glazed door opens onto a bright entrance hallway with a central turned staircase rising to the first-floor galleried landing and doors leading to the main sitting room with brick Inglenook fireplace and feature inset gas wood burner and bay window to the front and interconnecting double doors to the kitchen area. Further doors from the hallway open onto the second reception room, currently being used as a study room, which also has a bay window to the front aspect. The beautiful, open-plan kitchen/breakfast and family room is situated to the rear of the property and has been fitted with a good range of bespoke wall and base units with integrated appliance, granite worksurfaces and central island/workstation. Two sets of French doors open onto the patio/terrace area and there is a brick fireplace with inset gas wood burner. A further door opens onto a separate utility room which has been finished with the same bespoke wall and base units. A wc completes this floor.

The first-floor galleried landing area has doors leading to the Principal bedroom suite with en-suite shower room and separate walk-in dressing room and views overlooking the rear garden. There are a further 4 bedrooms and a family bathroom that completes this floor.

#### OUTSIDE

A gravel driveway leads to the property with parking for 2 or 3 vehicles to the front, and to a detached double garage with an electrically operated door. There is also additional visitors parking bay. Access on either side of the property lead to the private rear garden which has been beautifully landscaped and is predominantly laid to lawn with flowerbeds and shrubbed areas and a terrace/patio area additionally there is a fabulous summer house, ideal for alfresco dining.

#### SERVICES

Gas central heating, mains drainage, water and electricity are connected.

#### LOCAL AUTHORITY

East Hertfordshire District Council

#### COUNCIL TAX

Tax Band G.

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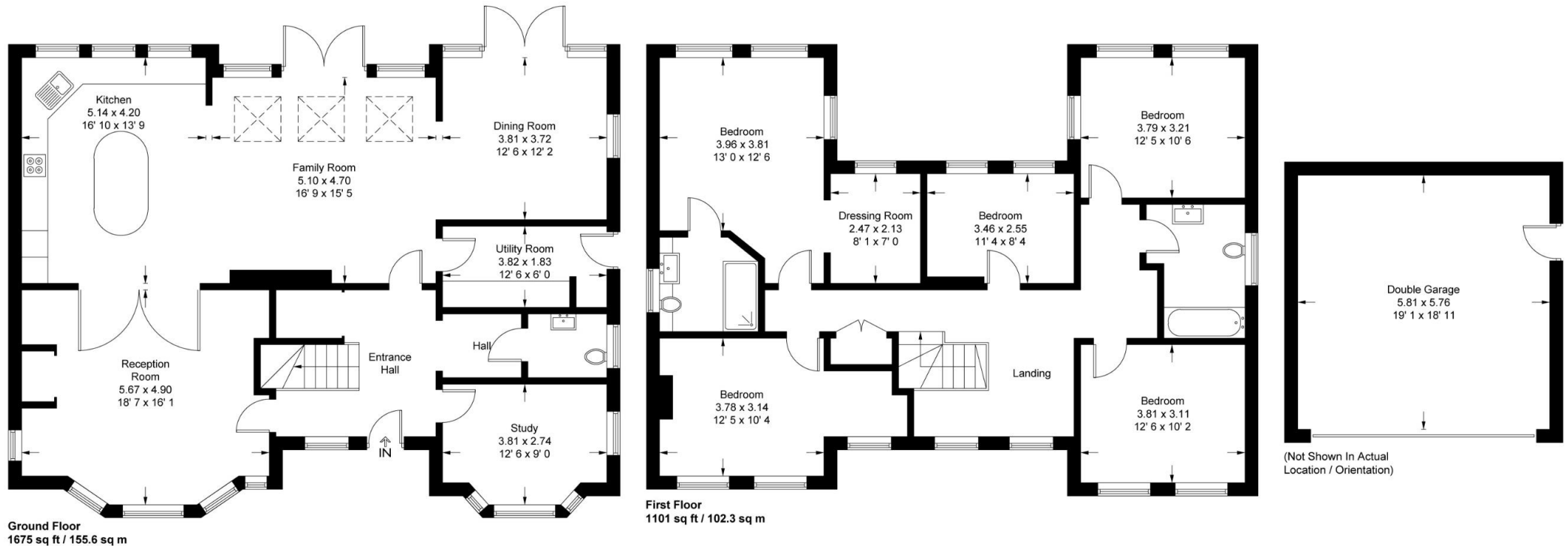


*“beautifully fitted bespoke kitchen/breakfast & family room with feature brick inglenook fireplace”*



# Walnut Close

Approximate Gross Internal Area = 2776 sq ft / 257.9 sq m  
 Garage = 360 sq ft / 33.5 sq m  
 Total = 3136 sq ft / 291.4 sq m





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