



Hadham Hall
Little Hadham | Hertfordshire | SG11 2AU

FINE & COUNTRY
ESTABLISHED 1978

Hadham Hall

Little Hadham, Hertfordshire, SG11 2AU

At a glance

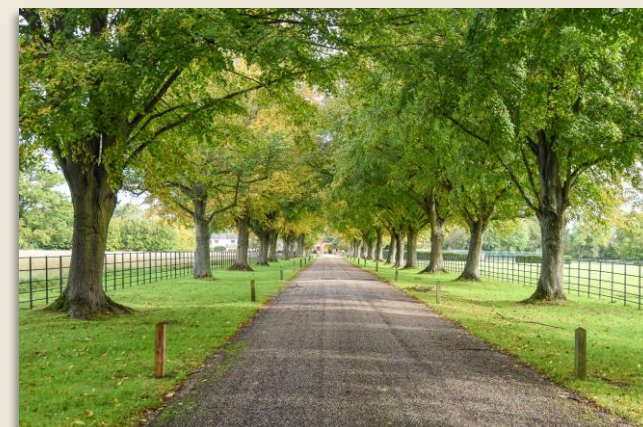
- Converted Grade II* Listed Manor House
- Stunning 7 Bedroom Family Residence
- Accommodation in Excess of 4500 sq ft
- 2 Reception Rooms
- Beautifully Fitted Kitchen/Breakfast Room
- Retains Many Original Period Features
- Chain Free
- Principal Bedroom with En-Suite Bathroom
- Fabulous, Generous South-Facing Garden
- Stunning Communal Grounds in Excess of 40 Acres
- Garage & Ample Parking
- EPC Exempt

THE PROPERTY

This beautifully presented and unique family residence forms part of a Grade II Listed converted Manor House on the highly regarded Hadham Hall Estate sitting in communal grounds approaching 40 acres of parkland, wooded area and tennis courts. The property boasts an abundance of original features with open fires, leaded feature windows, solid wood flooring and high ceilings. Arranged over 3 floors, the property offers spacious, versatile living accommodation comprising 2 reception rooms, a beautifully fitted kitchen/breakfast room with separate utility room. Principal bedroom with en-suite bathroom and a further 5 double bedrooms and 3 bath/shower rooms. The property has beautifully maintained rear gardens, parking to the front and a single garage en-bloc. EPC Exempt.

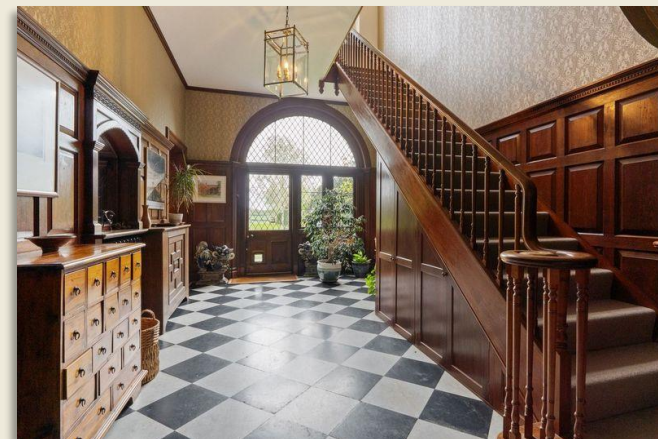
THE SETTING

The Hadham Hall Estate is located within a stunning setting surrounded by rolling countryside, situated within the pretty village of Little Hadham which has its own primary school, public house and village hall and is within easy reach of the market town of Bishop's Stortford, where there are an excellent range of amenities, to include shops, bars and restaurants and a good range of schools for all ages. There is also a mainline railway station giving access to London Liverpool Street and Cambridge. For road users, Junction 8 of the M11 is approximately 7 miles away, also giving access to London and Cambridge. Stansted's International Airport is approximately 8 miles away.





“dual aspect reception room with Inglenook fireplace”



THE ACCOMMODATION

A large solid wood front door opens onto an impressive entrance hallway with wood paneling to the walls, a solid oak staircase rising to the first floor and a door to the left opening onto an equally impressive, dual-aspect reception room with solid wood flooring, Inglenook fireplace with open fire and a raised ‘music’ area. A further door leads to a hallway which accesses the beautifully fitted bespoke kitchen/breakfast room with a good range of wall and base units with contrasting marble worksurfaces and integrated appliances. A staircase from the kitchen rises to the snug/library. There is a separate utility room and a wc that completes this floor.

The staircase from the entrance hallway rises to a large bright landing area with doors leading off to the Principal bedroom with en-suite bathroom and built-in wardrobes and a further 3 double bedrooms and a family bathroom with separate shower facilities. A further staircase rises to the 2nd floor galleried landing with study area and a further 3 fabulous double bedrooms, one of which has en-suite shower facilities and there is a further bathroom that completes this floor.

OUTSIDE

Hadham Hall is approached by a tree-lined driveway leading to the property and enjoys communal grounds extending to approximately 40 acres of parkland and wooded area and includes medieval fish ponds and benefits from the use of 2 tennis courts. The property itself has ample parking and extensive mature rear gardens that are predominantly laid to lawn with an abundance of trees hedges to the borders for screening. Additionally, the property has a single garage en-bloc.

SERVICES

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

LOCAL AUTHORITY

East Herts District Council

COUNCIL TAX

Tax Band G

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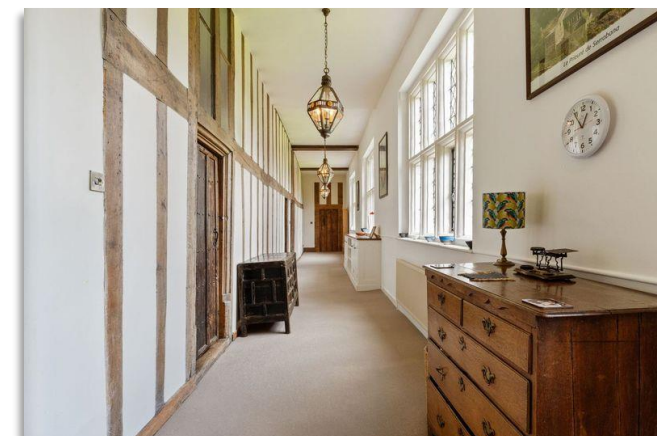
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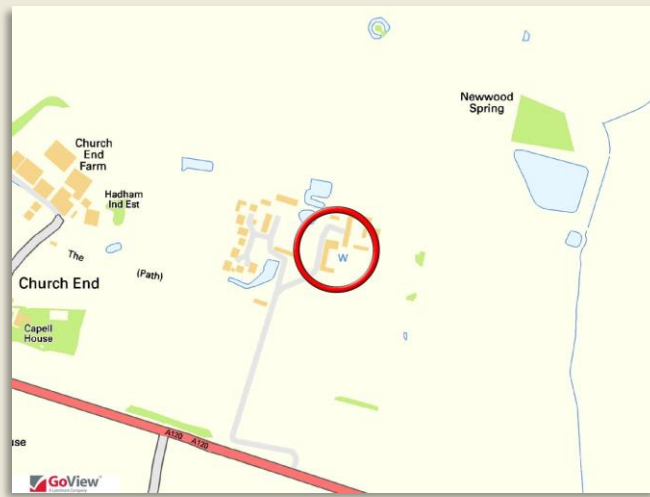
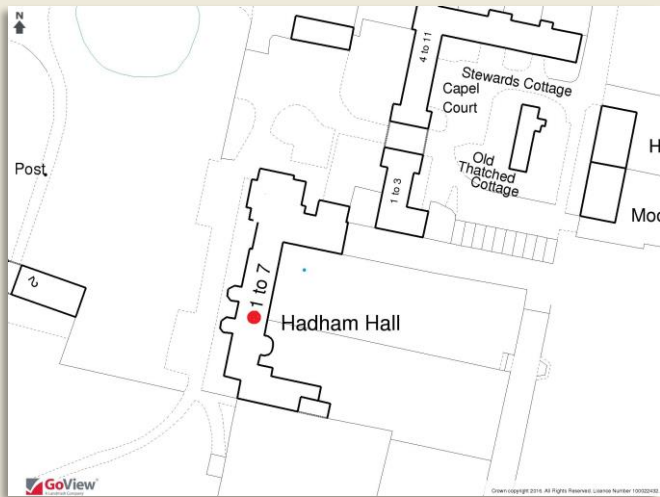
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“beautifully fitted bespoke kitchen/breakfast room”

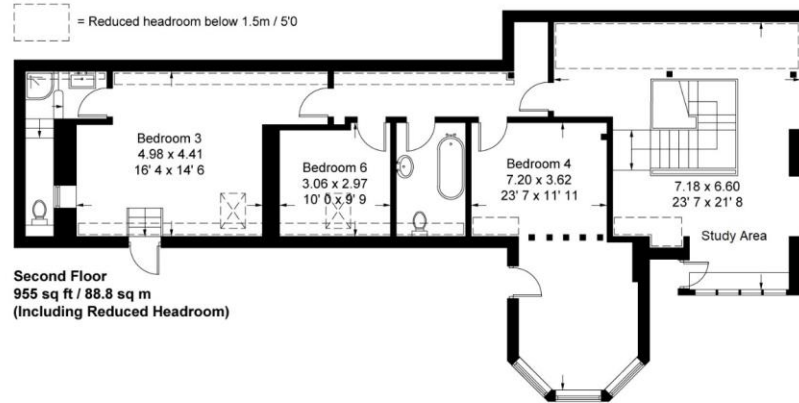
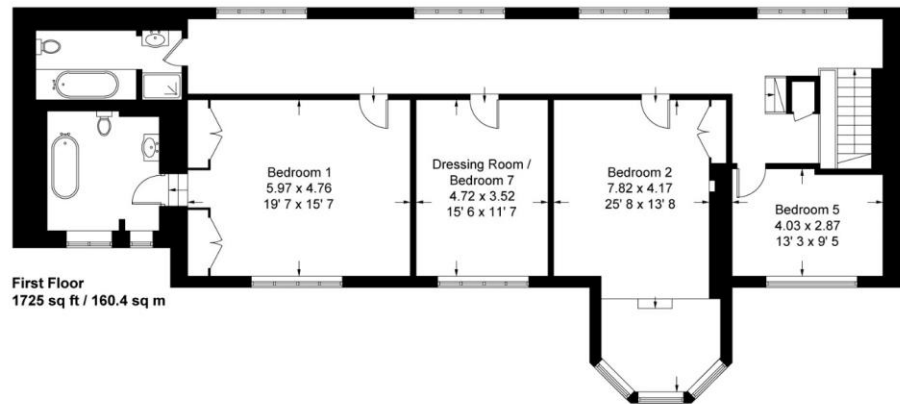
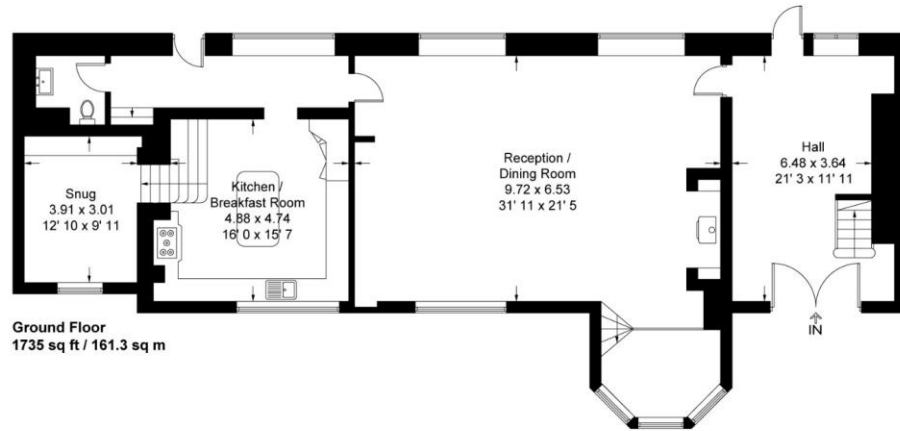


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Approximate Gross Internal Area = 4539 sq ft / 422 sq m

Garage = 156 sq ft / 15 sq m

Total = 4695 sq ft / 437 sq m





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