



£499,950

Hamels Mansion, Buntingford

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Hamels Mansion, Buntingford, SG9 9NA

Keith Ian are delighted to offer for sale this attractive Grade II listed mews home, with impressive accommodation set out over three floors that cleverly blends original character with contemporary design. The property is enviably set amidst stunning parkland, the property forms part of the Hamels Park Country Estate, now an exclusive development of luxurious homes with grounds that adjoin East Herts Golf course, yet is still conveniently close to Buntingford's facilities.





Entrance door to:

Entrance hall

Engineered wood flooring, radiator, under stairs cupboard, stairs to first floor, provision to add downstairs wc with suitable plumbing already in place. Door to:

Lounge

15' x 11'3"

Windows and French doors to garden area, recessed down lights, engineered wood flooring, radiator, coved cornice ceiling, tv point. Squared archway to:

Kitchen/Diner

19'10" x 8'6"

Re-fitted with a stylish matching range of wall and base units with work surfaces, butler style sink with mixer tap, recess for Range style cooker with fitted extractor hood, integrated dishwasher, integrated fridge freezer, tiled splash backs, engineered wood flooring, recessed down lights, bespoke radiator, coved cornice ceiling, dual aspect windows to front and rear.



Stairs to first floor landing

Fitted carpet, window to front aspect, coved cornice ceiling, recessed down lights, bespoke radiator, cupboard housing domestic gas fired boiler and plumbing for washing machine. Door to:

Bedroom Two

14' x 11'3"

Window to rear aspect, fitted carpet, radiator, coved cornice ceiling, recessed down lights.

Bedroom Three

11'6" < 14' x 9'

Window to rear aspect, fitted carpet, radiator, coved cornice ceiling, recessed down lights, wall paneling.

Bathroom Wc

Re-fitted 3 piece suite comprising panel enclosed bath with wall mounted mixer tap & shower, wash hand basin, low level wc, tiled splash backs, wall paneling, tiled floor with under floor heating.

Stairs to second floor landing

Fitted carpet, velux window to rear. Door to:

Bedroom One

14' x 13'8" < 17'8"

Beautiful master suite featuring vaulted ceilings and exposed & restored beams, fitted carpet, bespoke radiator, 2 velux windows to rear. Pocket door to:

En-suite Shower Wc

Re-fitted suite comprising double size shower cubicle with wall mounted mixer shower, wash hand basin, low level wc, tiled splash backs, tiled floor with under floor heating, window to side.

Exterior

Direct access from property to attractive communal gardens, mainly laid to lawn. The property is situated in a parkland setting that adjoin and overlook East Herts golf course.

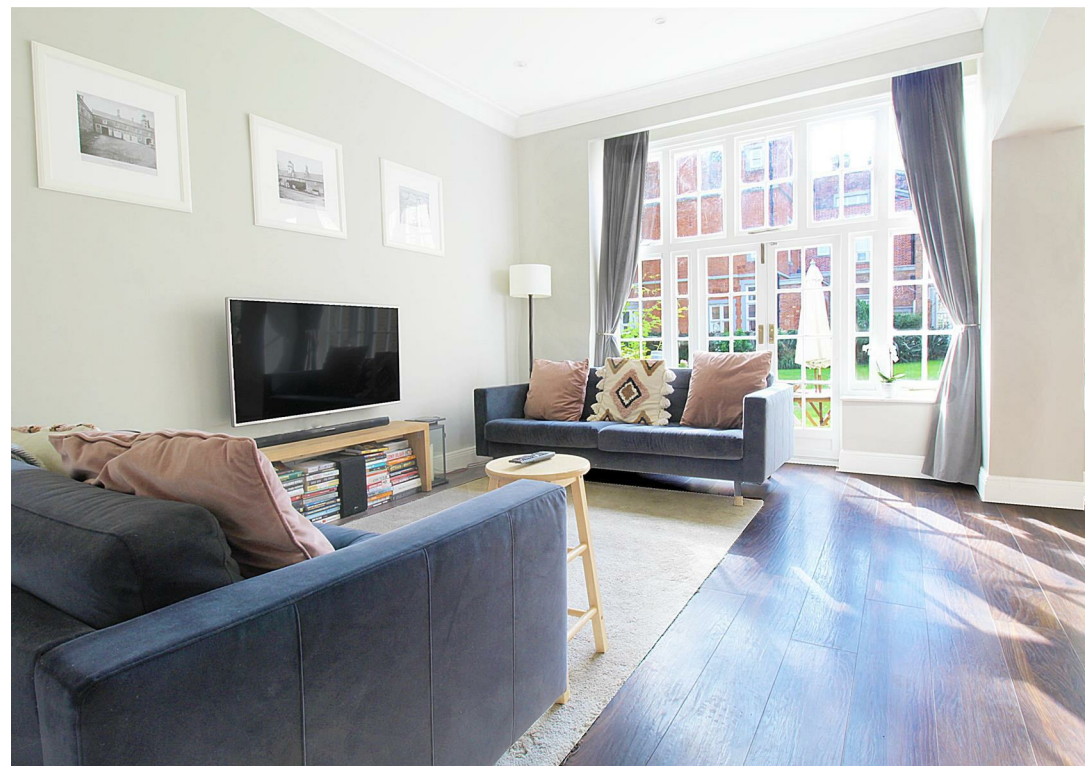
Garage-en-bloc with up & over door, power and light connected. Several parking bays for residents use.

Agents note

The property is leasehold with 107 unexpired years remaining on the lease. Service charge is £1500 per annum (reviewed every February) and ground rent is £150 per annum.

Council tax band E £2,533.96pa (subject to change)

what3words: ///smiled.reactions.handfuls

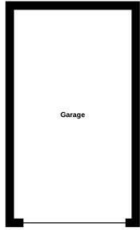




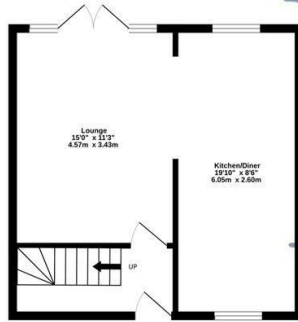




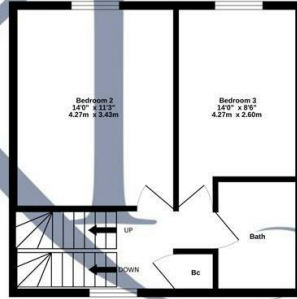
Garage
111 sq.ft. (12.1 sq.m.) approx.



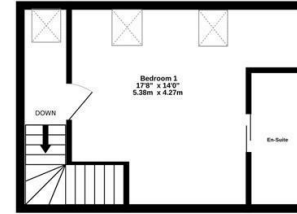
Ground Floor
393 sq.ft. (36.5 sq.m.) approx.



1st Floor
393 sq.ft. (36.5 sq.m.) approx.



2nd Floor
277 sq.ft. (25.9 sq.m.) approx.

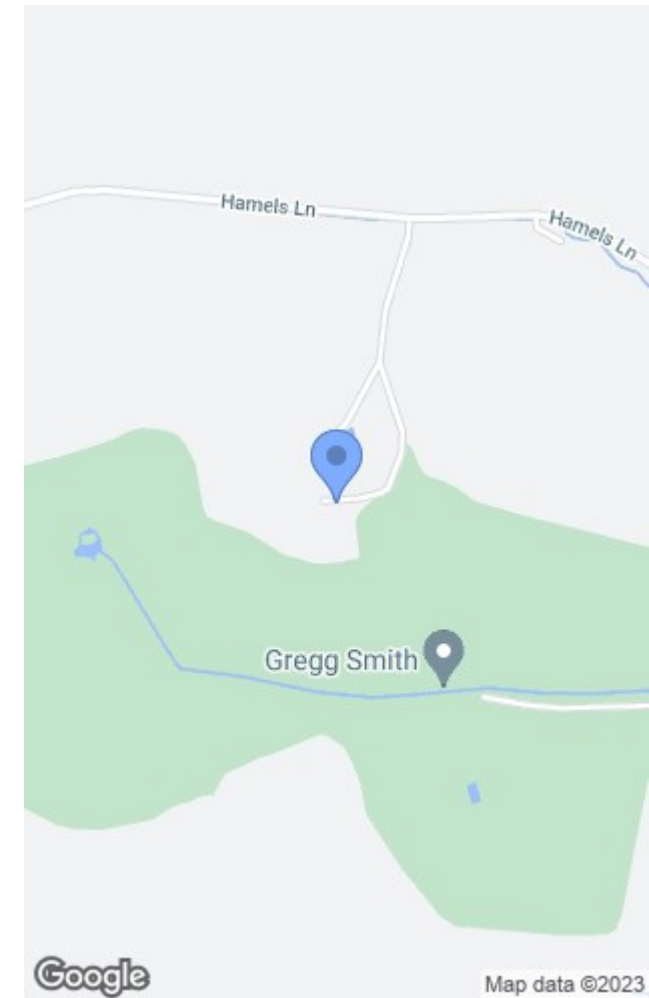


Keith Ian

TOTAL FLOOR AREA: 1063sq.ft. (98.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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