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Sprangewell West Poles Lane, Thunderidge, Hertfordshire, SG12 0SQ

£995,000

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GEORGIAN RESIDENCE IN PRESTIGIOUS LOCATION. A premier location adjoining the grounds of the 5 Star Hanbury Manor Estate, Sprangewell West is part of this fine former Georgian country house with 17th century origins. Divided by Lady Rosamond Gibbs in to one of three impressive houses, this refurbished Grade II listed home provides much of the original character and is presented to a very high standard throughout. The house also offers double garage, self contained annexe and owns a large section of the original garden (half an acre approx). Poles Lane is a quiet leafy turning within walking distance of Thundridge Village Stores and a pub (The Feathers) and a restaurant (Maltons), whilst the area is known for beautiful long walks around the Hanbury golf course and Rib Valley. For a busier environment, Ware Town Centre is only 2 miles away with an array of pubs and restaurants and a rail station serving London Liverpool Street station.

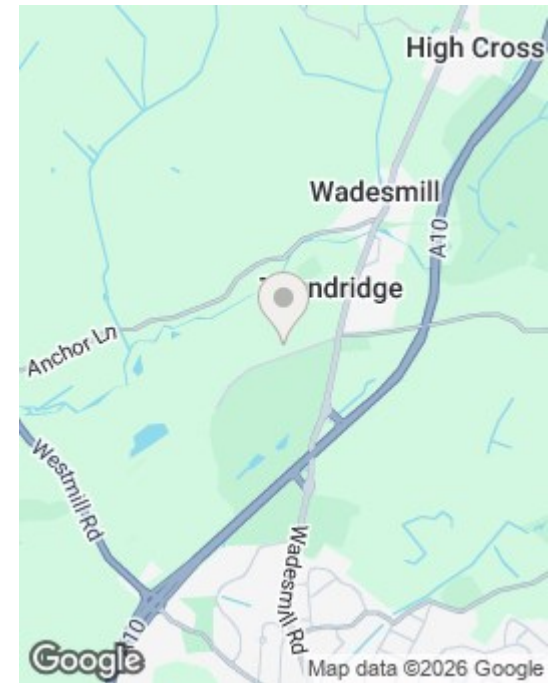
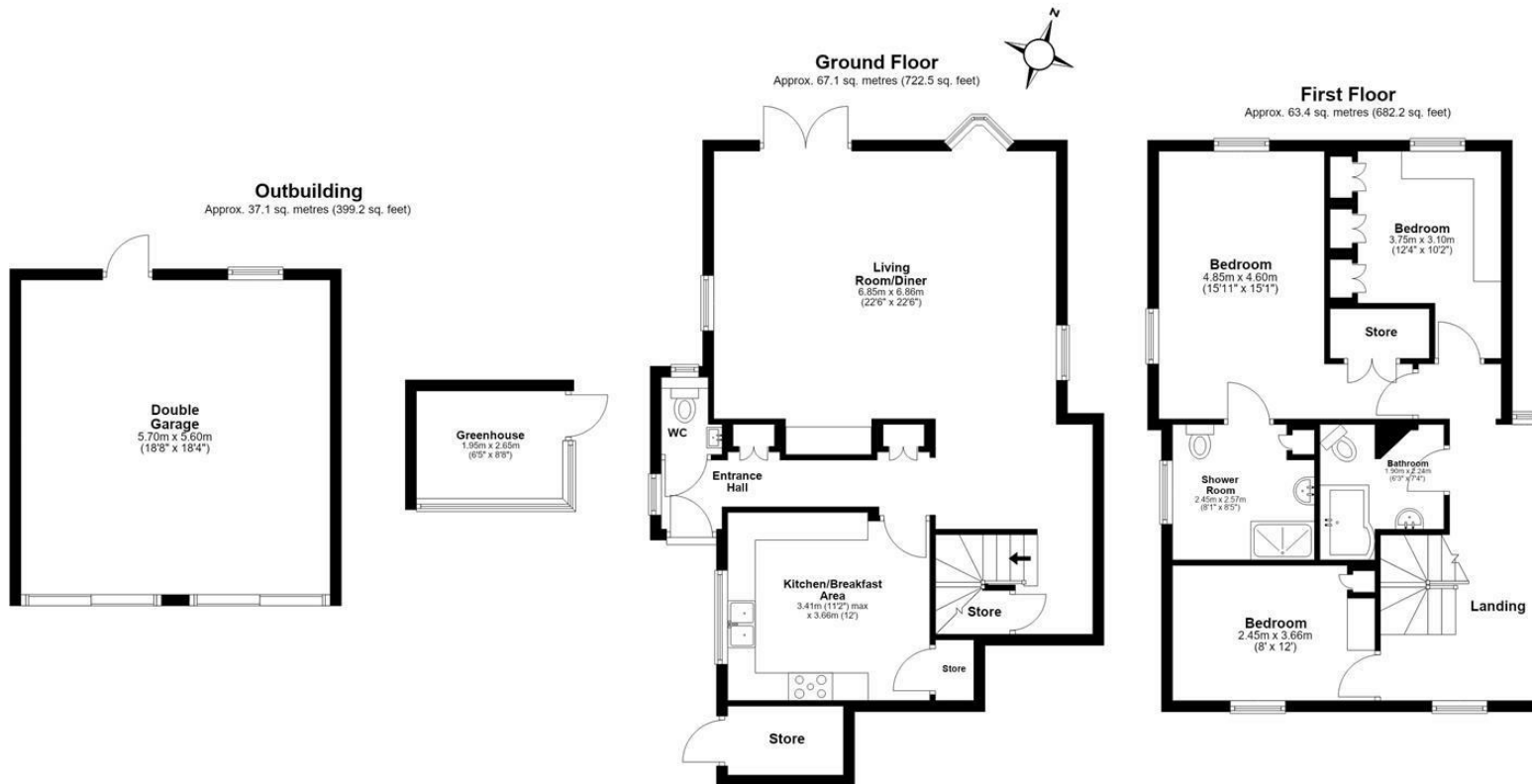


LOCATION

Location - Poles Lane, Thundridge is just to the North of Ware a few minutes drive from the A10 and subsequently is well placed for access into London and neighbouring towns. Local amenities in the village include a recently opened tearoom and general stores, a village school, village hall and two public houses. Access to some of the area's best loved walks and bridleways are also close to hand. For those who commute, Ware (Liverpool Street) and Hertford (Liverpool St, Finsbury Park & Moorgate) stations are within a short drive.







Total area: approx. 167.6 sq. metres (1803.9 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines
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Plan produced using PlanUp.

Sprangewell West

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