

Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

Tel: 01920 411090

8 High Street Buntingford SG9 9AG

Tel: 01763 272727

info@jonathan-hunt.co.uk

www.jonathanhunt.co.uk



5 Hamels Mansion, Hamels Park, Westmill, Herts, SG9 9LA

Price Guide £485,000

5 Hamels Mansion, Hamels Park, Westmill, Herts, SG9 9LA

Charming Three-Bedroom Grade II listed Period Home in Tranquil Mews-Style Setting

Offered with no upper chain, this delightful three-bedroom period home is part of an exclusive development of just 14 properties, carefully converted by Leach Homes in circa 1979. Nestled within a peaceful mews-style setting, the property enjoys a picturesque backdrop, backing onto beautifully maintained communal gardens, creating a serene and private atmosphere.

Ideally located just yards from East Herts Golf Course, the property is also in close proximity to the historic Hubert C. Leach country house headquarters and a charming complex of barn conversions, adding to the area's character and charm.

A unique opportunity to acquire a charming period home in a sought-after and tranquil location, combining character with modern comforts.



Accommodation & Features

Entrance Hall – Welcoming and spacious, setting the tone for the home.

Kitchen – Well-appointed with ample storage and workspace.

Lounge/Dining Room – A generously sized, bright, and airy space, perfect for entertaining, with views over the communal gardens.

First Floor

Bedroom One – A spacious double room with ample storage.

Bedroom Two – Another well-proportioned bedroom.

Family Bathroom – Conveniently located on this level.

Second Floor

Master Bedroom Suite – A superb and spacious retreat occupying the entire top floor.

Additionally, the property benefits from a garage en-bloc and residents' parking, ensuring convenience and practicality.

ENTRANCE HALL

LOUNGE AREA 13'11" x 11'4" (4.25 x 3.46)

KITCHEN/ DINER 19'11" x 7'11" (6.08 x 2.43)

KITCHEN/DINER

BEDROOM TWO 14'0" x 11'3" (4.29 x 3.45)

BEDROOM THREE 11'6" x 9'0" (3.52 x 2.76)

BATHROOM 7'6" x 5'8" (2.31 x 1.74)

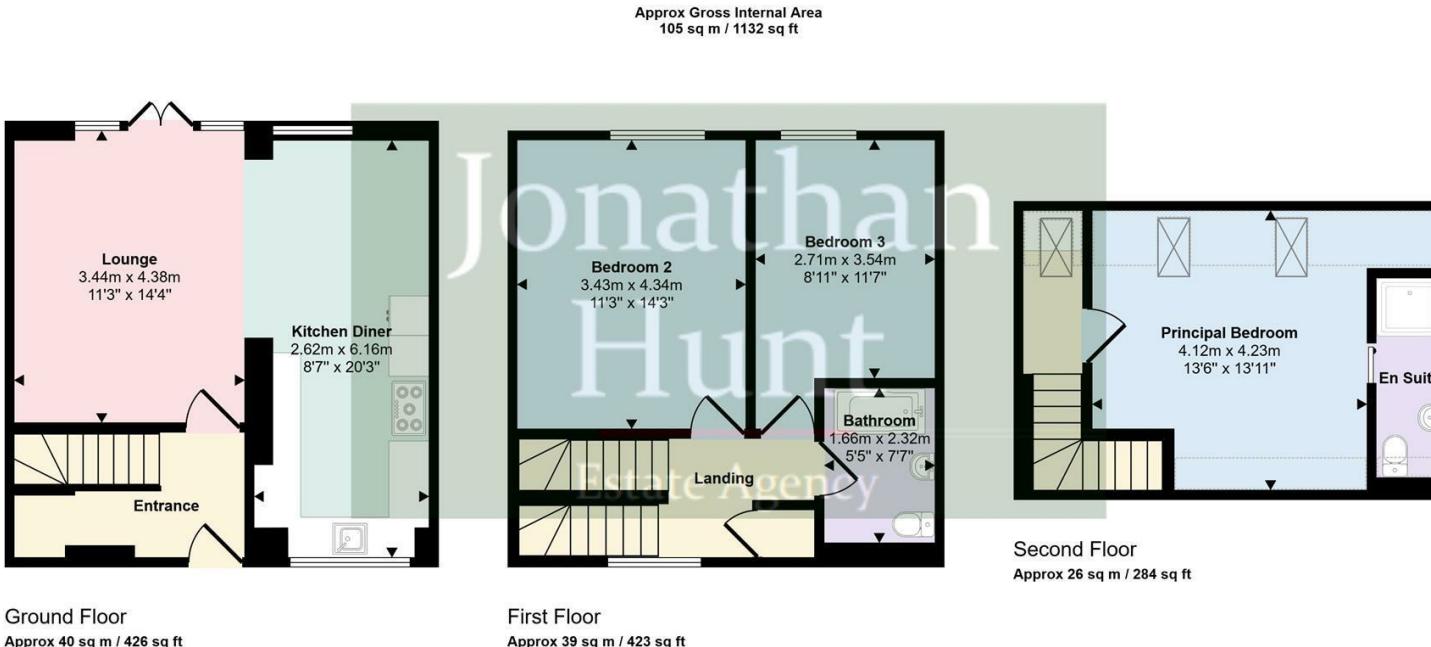
PRINCIPAL BEDROOM 15'5" x 13'8" (4.7 x 4.18)

EN-SUITE 9'7" x 3'11" (2.94 x 1.21)

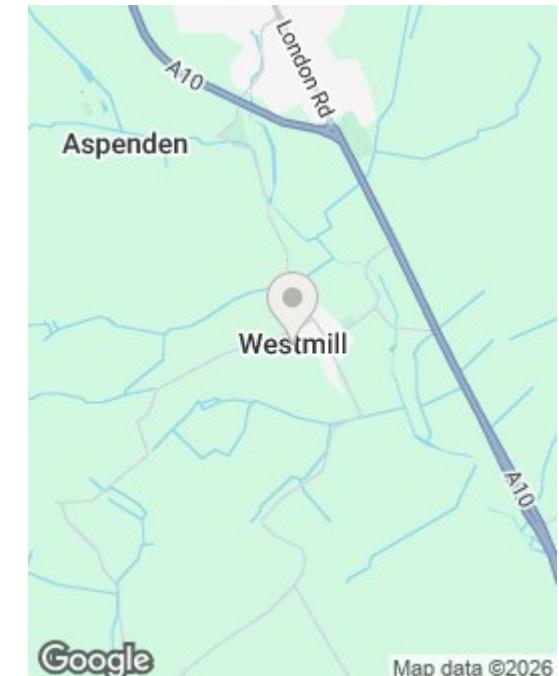
COMUNAL GROUNDS







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		53	53
(39-54) E			
(21-38) F			
(11-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
England & Wales			EU Directive 2002/91/EC