



SIMPLY HOMES

Widford Road

Much Hadham SG10 6EY





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Hadham Mill - An outstanding rural style property dating back to the 1600's, re-fitted to an exceptional, no expense spared standard by the current owners, designed to be in character of the sophistication of the property and idyllic countryside surroundings. This statement property includes seven double bedrooms, five bathrooms (six toilets) and four reception rooms, many with large period features and unobstructed views of the incredible grounds, to provide over 7500 square feet of high calibre accommodation. The home is sat on a beautiful 3.5-acre plot and includes two detached outbuildings, comprising of a substantial car port, home gym and a two-bedroom annexe.

Enter via the grand entrance hallway, with two large reception rooms on either side both featuring front-aspect bay windows and cast-iron feature fireplaces. The kitchen really is the hub of the home, displaying vaulted ceilings, exposed beams, a range of base/eye level units, central kitchen island and French doors out to the garden. The kitchen is served by a separate utility room and pantry. The remaining ground floor consists of a large rear aspect sitting room with feature log-burning fireplace, study and cloakroom/WC.

To the first floor, the impressive landing provides access to the four double bedrooms, including the 20ft principal suite with its own four-piece en-suite, feature fireplace and fantastic views over the grounds. The remaining bedrooms are served by one further en-suite and a Jack & Jill shower room.

To the second floor, there are a further three double bedrooms and two en-suite bathrooms. Each of the bedrooms are accessed via separate staircases.

Moving externally, the grounds extend to circa 3.5 acres and wrap around the house on all sides. The gardens have been meticulously landscaped over the years to provide numerous entertainment areas depending on the time of year and occasion. The front of the property provides a gated sweeping driveway with copious amounts of space for parking.

Much Hadham is a highly desirable and award-winning village with local shop, stunning countryside walks and one of the best state primary schools in Hertfordshire St. Andrews School. Located just a 10-minute drive to the Towns of Ware and Bishop Stortford, both with train links into London's Liverpool Street.



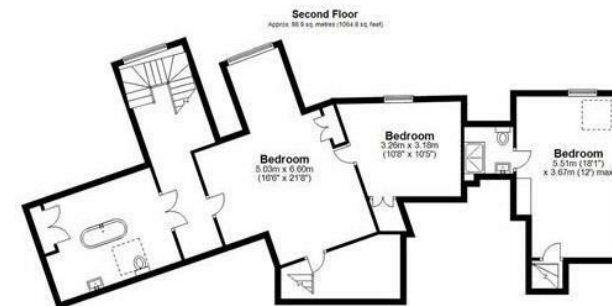
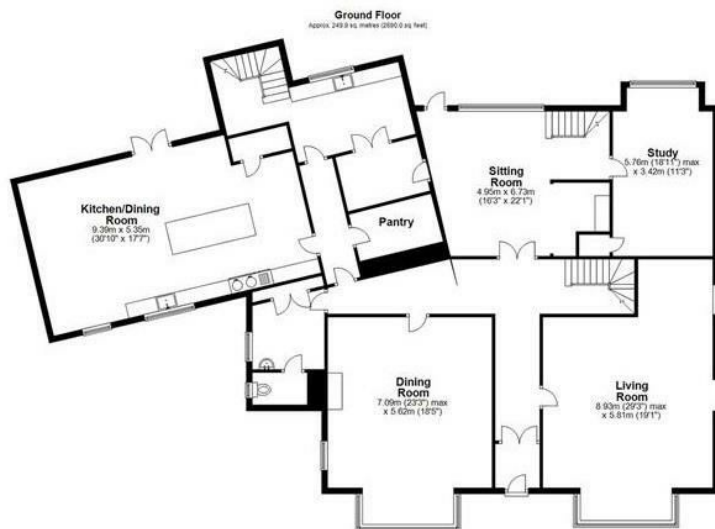
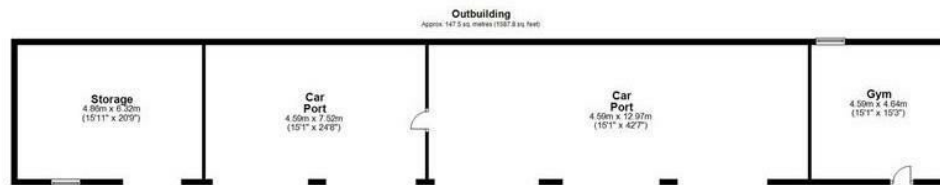




- Hadham Mill -	
- Ground Floor -	
Entrance Lobby	
Entrance Hallway	
Living Room	29'3" x 19'0" (8.93m x 5.81m)
Dining Room	23'3" x 18'5" (7.09m x 5.62m)
Cloakroom/WC	
Kitchen/Dining Room	30'9" x 17'6" (9.39m x 5.35m)
Utility Room	
Pantry	
Sitting Room	16'2" x 22'0" (4.95m x 6.73m)
Study	18'10" x 11'2" (5.76m x 3.42m)
- First Floor -	
Landing	
Bedroom One	19'1" x 18'7" (5.84m x 5.67m)
En-suite	
Bedroom Two	18'11" x 19'3" (5.78m x 5.89m)
Jack & Jill Bathroom	
Bedroom Three	
Bedroom Four	18'9" x 12'0" (5.73m x 3.68m)
Walk-in Wardrobe	
En-suite	
- Second Floor -	
Bedroom Five	18'0" x 12'0" (5.51m x 3.67m)
En-suite	
Bedroom Six	
Bedroom Seven	16'6" x 21'7" (5.03m x 6.60m)
Family Bathroom	
- Exterior -	
2-Bedroom Annexe	
Storage	15'11" x 20'8" (4.86m x 6.32m)
Car Port One	15'0" x 24'8" (4.59m x 7.52m)
Car Port Two	15'0" x 42'6" (4.59m x 12.97m)
Gym	15'0" x 15'2" (4.59m x 4.64m)







Total area: approx. 762.5 sq. metres (8267.5 sq. feet)
FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.









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