



SIMPLY HOMES

Newgate Street Village

Hertford SG13 8QR

Price Guide £1,000,000



Newgate Street Village

Hertford SG13 8QR

Summary:

Simply Homes are delighted to bring to the market this superb four-bedroom, three-bathroom double fronted Edwardian property in the highly desirable location of Newgate Street Village. The house has a wealth of lovingly preserved period features yet still presents a contemporary, luxuriously equipped home ready and able to take on busy modern family life. Glazed internal doors allow the light flooding in through the large number of windows to permeate throughout the ground floor, further boosted by the French doors that open out from all of the day to day living rooms into the rear courtyard, making the absolute best use of the 'L' shaped layout of the building. There is a lovely free flow around the ground floor, aided by a number of open plan connections and the appealing use of double doors from room to room. The house is set on a large plot allowing generous gardens to the front and rear as well as a detached double garage to the side of the house at the end of a long sweeping carriage driveway.

Accommodation:

The beautiful front door is set within an enclosed tiled roof porch and displays some extremely fine examples of stained-glass windows within the door and the matching side panels flanking it. Inside is a spacious entrance hall that flows back through the centre of the house, opening into a large reception area as it does so before linking out through glazed double doors into the rear garden. From the hallway doors open into the kitchen/breakfast room, living room and the well-placed guest cloakroom, whilst double doors lead into the lounge.

The family room, like all of the other rooms, is large but also well shaped making it a fully usable and valuable space that will work with any layout and furniture configuration you may want. Two windows at one end look out over the pretty front gardens, with glazed French doors opening out onto the patio at the rear. It really is a lovely room, with a great connection to the rest of the house and the garden, very much underscoring the flexible and adaptable qualities of this exemplary home.

Across the hallway from the lounge is the kitchen/breakfast room, bathed in natural light thanks to the three separate windows adorning the front wall. The generous size of the room has allowed the designer to create a room that is as attractive as it is practical, with a comprehensive array of wall and floor mounted cupboards lining the perimeter. Certainly, you will never run short of storage or food preparation worktop area, both of which are enhanced by a stylish curved edge island that also offers a four-seater breakfast bar. There is a useful and attractive range of different cupboard formats on offer, joining with the freestanding and integrated appliances to offer a fabulous amalgam of painted wood and stainless steel that works so well together. In the corner is a useful second sink alongside a built-in pantry.

From the rear of the entrance hall a glass panelled door opens into the living room, a lovely intimate space at the centre of the house which links semi open plan to the dining room at the rear and through glass double doors into the superb study/office to one side. Like the other rooms facing the rear garden, it benefits from French doors out onto the patio, and has plenty of space for multiple sofas and chairs, with elegant bespoke cabinets and shelves fitted into the arched recesses either side of the fireplace, along with a smart modern log burner set within that offers a nice visual focal point as well as cosy winter warmth.

The study/office is a good size, easily able to accept multiple workstations and fitted with a bespoke bookcase at one end to create a comprehensive work from home facility. It enjoys a good location within the house, ensuring privacy and peace yet still readily connected to the main living areas. If the room was not needed as an office, as there are other options available upstairs or in the wonderful summer house, this would make a great playroom.







The rear of the house is taken up by the amazing dining room, amply lit by a delightful arched window to the side, along with glass double doors and full height windows that effectively create a full wall of glass overlooking the garden. This is a substantial room by any measure at over twenty-two feet long and the space has all been put to excellent use with a super cool installation at one end complete with bespoke cabinetry and a standalone bar that is ideal for entertaining family and friends before dining together. The remainder of the room is left as open floor space, still a large area that would swallow a generous dining table and chairs along with other occasional furniture with ease, and still leave easy access in, around and through the room.

Upstairs is a large hallway, attractively galleried over the stairwell and well-lit by a front facing Velux roof window, that leads to each of the four bedrooms and the family bathroom. All the bedrooms are blessed with fitted wardrobes. Two of the bedrooms have luxury en-suite shower rooms, with the principal bedroom also boasting a large walk-in dressing room and double doors opening onto a glorious balcony overlooking the rear garden.

Exterior:

The great size of the plot has allowed the architect to place the house well back from the quiet lane on which it sits, allowing a large frontage that easily encompasses a carriage driveway that sweeps across in front of the gardens before turning to access the detached double garage complete with upper storage. There is more than ample parking for family and visitors, whilst still leaving a large area of gardens in front of the house. The overall visual appeal is absolutely fantastic, with a really pretty double fronted house and garage just visible behind a lawn that is surrounded by creatively planted flower beds and an absolutely stunning horse chestnut tree, all of which is fronted by the beautifully designed and constructed low brick wall and wrought iron railings set between the brick pillars running across the front boundary.

A wrought iron gate gives useful direct access into the rear garden via a ramp, ideal for pushchairs, wheelchairs, which is fully secure and enclosed and so ideal for pets and children. An extensive paved patio runs around the rear of the house creating a lovely, sheltered courtyard feel to the space adjoining the dining room, living room and lounge. There is more than enough space on the patio for multiple sets of outdoor casual seating and dining furniture making it a great place for spending time together as a family and for entertaining guests. The rest of the garden spreads out before you in a wonderfully landscaped variety of steps, slopes, lawns and curved beds, creating all different areas to explore, always surrounded by a creatively curated feast of colour and shape with all manner of different bushes, shrubs and selected specimen trees to enjoy. Set within the garden is a large summer house, a premium quality log cabin ready to tackle any role you desire. Gym, games room, summer lounge, garden bar, spectacular office, the list is almost endless, and the choice is yours to make.

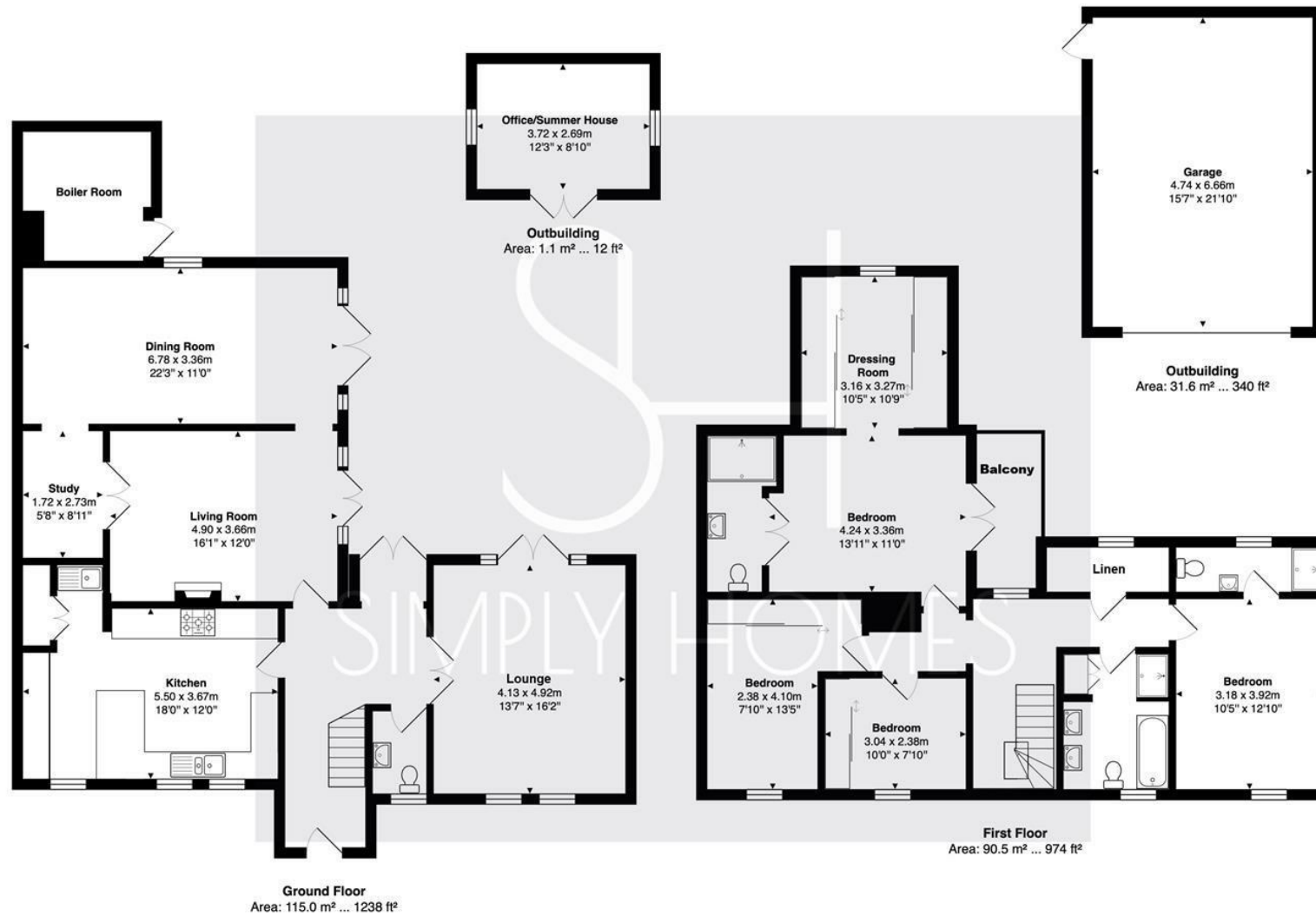
Location:

Newgate Street is a great location for family living. Excellent transport links are all nearby, by road via the A10 and M25, and by rail from Cuffley and Cheshunt, making this property within an easy and affordable commute to North & Central London. Abundant local shops, pubs and restaurants ably serve the community, yet open countryside is right on your doorstep for country walks and family days out.









Total Area: 247.1 m² ... 2660 ft²



Dream







SIMPLY HOMES

115 Fore Street | Hertford | SG14 1AS | 01992 558 557 | sales@simply-homes.co.uk | simply-homes.co.uk | Find us on

