



KI Keith Ian

Hamels Mansion, Buntingford, SG9 9NA
£499,950

an



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.

HAMELS
MANSION

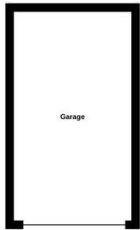
DRIVE
CAUTELLY
15 MPH

KI Keith Ian

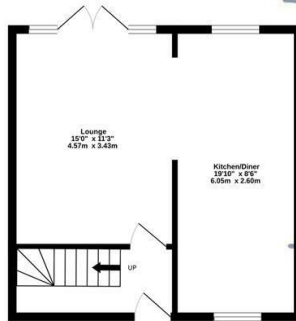




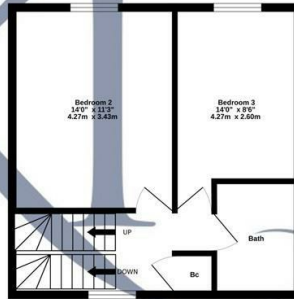
Garage:
111 sq.ft. (12.1 sq.m.) approx.



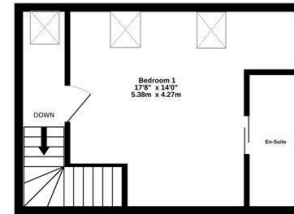
Ground Floor:
393 sq.ft. (36.5 sq.m.) approx.



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



2nd Floor:
277 sq.ft. (25.8 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.
Made with Metropix ©2023



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	

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.

T: 01992 640505
cheshunt@keithian.com
www.keithian.com



Offices at Cheshunt Ware and Buntingford
Managing Director Ian F. Robertson
Keith Ian Ltd trading as Keith Ian Partnership. Registered in England. No. 4700202