

# Moat Farm House, Much Hadham, Hertfordshire

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A charming Grade II listed former farmhouse set within beautifully maintained formal gardens and grounds.

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### Summary of accommodation

#### Main House

**Ground floor:** Entrance hall | Lounge/dining room

Small study | Family room | Sitting room

Kitchen/breakfast room | Utility room

Large wine cellar | Two WCs

**First floor:** Principal bedroom suite with large en suite bathroom and dressing room | Three further bedrooms, one with en suite | Laundry room

Family shower room

**Second floor:** Two bedrooms | Family shower room

#### Garden and Grounds

Garage | External boot room with gymnasium above

Predominantly lawned, moated gardens and grounds

Stable block with three stables and stores

Two post and railed paddocks

**In all about 7.11 acres**



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## Situation

Moat Farm House is situated close to the picturesque village of Much Hadham, where there is an enchanting blend of 18th century village houses, Elizabethan cottages and Victorian almshouses. The popular market town of Bishop's Stortford, is about 6 miles to the east and has a selection of restaurants, boutique shops and a Waitrose. More comprehensive shopping is in Cambridge and London, both of which are easily accessible.

There is good access to London, M25, M11 and the north via the A10. Trains from Bishop's Stortford (6 miles) to London Liverpool Street take around 38 minutes and from Hertford North (7 miles) to London Moorgate taking around 42 minutes. Stansted Airport is about 15 miles away. Heathrow airport is also easily accessible being just 50 miles away.

There is a wide choice of schooling available including Bishop's Stortford College, St Edmund's College, Heathmount and Haileybury College.

## Distances

Bishop's Stortford 6 miles (Liverpool Street 38 minutes), Hertford 11.5 miles, Cambridge 34 miles, Central London 31 miles.  
(Distances and time approximate)



## Moat Farm House

Moat Farm House is an impressive red brick Grade II listed home in a uniquely moated setting near the sought-after village of Much Hadham. The house is approached by a gravel driveway and dates back to the 16th century, with the east wing being constructed later on in the 17th century. Moat Farm House enjoys beautifully maintained south facing, moated gardens and grounds that back onto open farmland with untainted country views.

The house has been extensively renovated by the current owners to the highest of standards. As you enter the house, you are greeted by an entrance hallway leading to the lounge/dining room, stairs and kitchen/breakfast room. The large lounge/dining room with high ceilings, open fireplace and exposed timber beams has a connecting small study. The kitchen/breakfast room is fitted with an excellent range of integrated appliances and a large central island, walk in pantry and four oven AGA. The kitchen is connected to a large utility room with downstairs WC and door to the outside. The ground floor also accommodates a family room and further sitting room, which was once the former bakery, where there is a fine former bread oven and modern wood burning stove, as well as a separate WC with access to the outside. From here, there are bi-folding doors providing access to the gardens, perfect for entertaining.

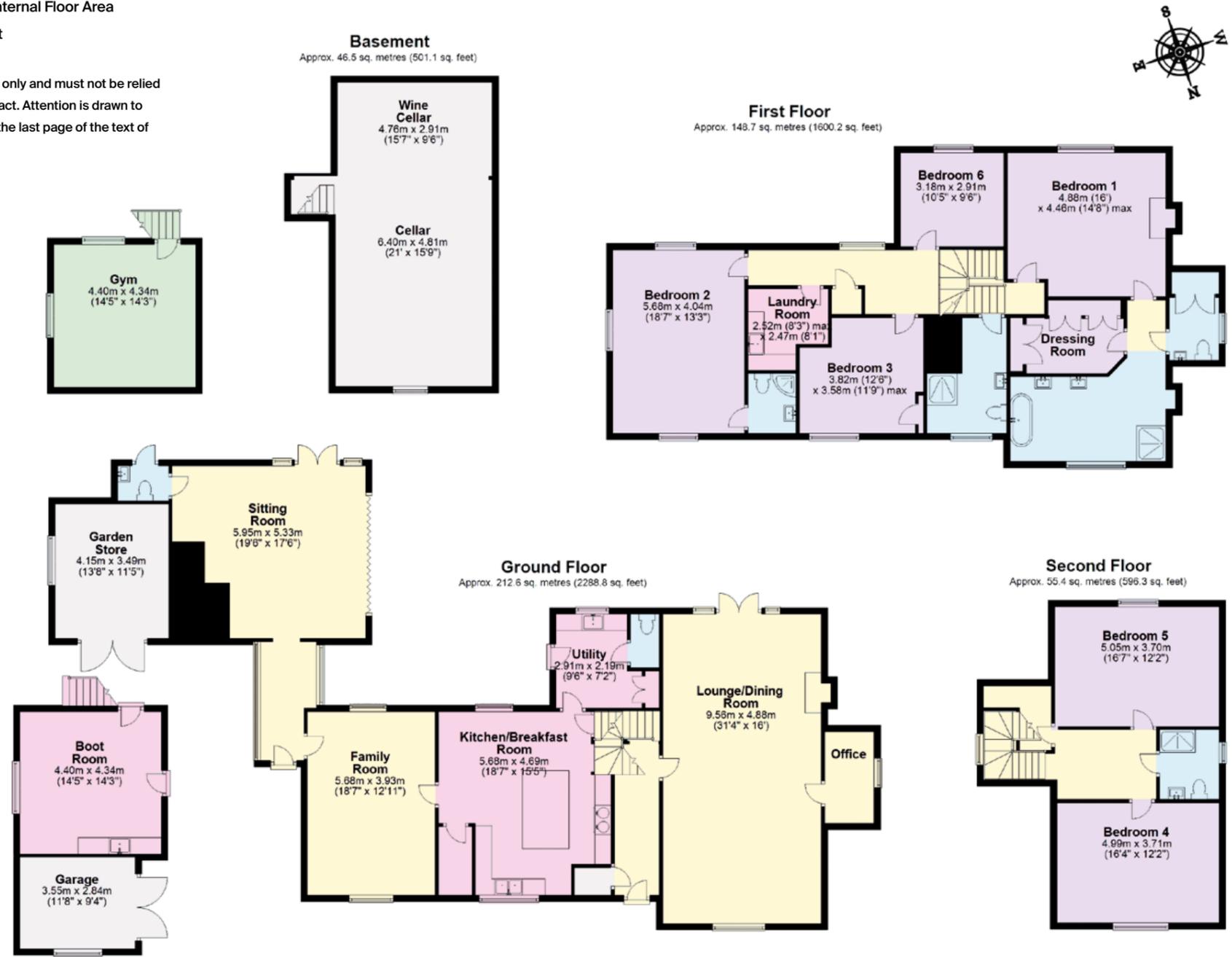
On the first floor there is a generously sized principal bedroom with en suite bathroom, cloakroom and large connecting dressing room. There are three further bedrooms on this floor, one with en suite shower room, a laundry room and a family shower room. There are two sizeable guest bedrooms on the second floor, sharing a family shower room.



**Approximate Gross Internal Floor Area**

463 sq m / 4,986 sq ft

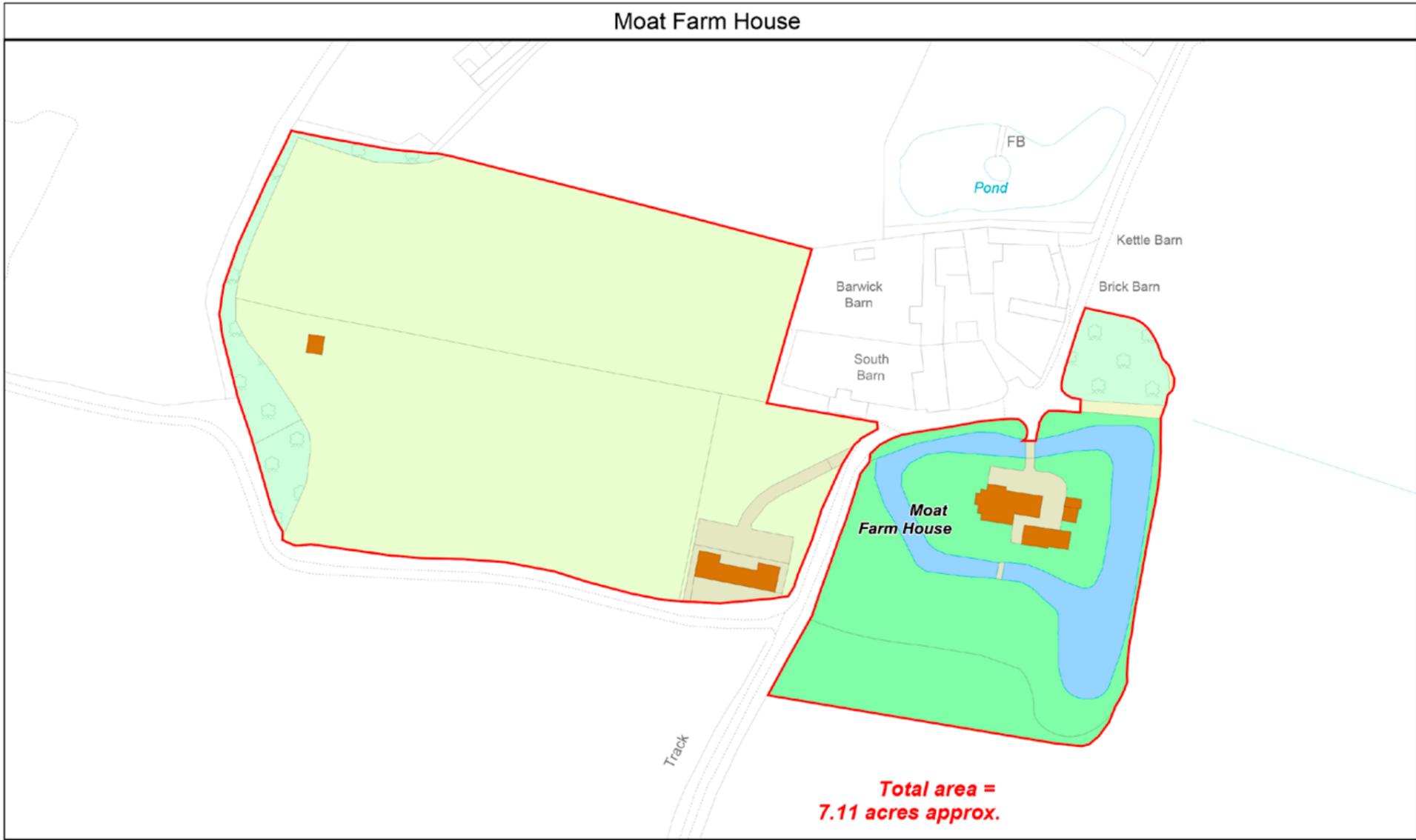
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.





## Garden and Grounds

There is a beautiful garden surrounding the house which includes mature trees, a formal flat lawn section, large terrace and flower borders, enclosed by a moat. There is also a small outdoor seating area which is accessed by crossing the small moat bridge, with a large flat lawned area and trees beyond. To the west, across the bridleway and track, there are two larger paddocks accessed by a separate gate, as well as a secure brick and timber framed barn with three stables and stores/garaging. In front of the barn there is a large paved courtyard. To the north, approaching the house, there is about a third of an acre grass area where there are number of mature trees.



<p><b>Knight Frank Mapping</b> 2 Lower Woodpeen Court, Lambourne Road, Newbury RG20 8BL</p> <p>(t) 01488 688508 (e) mapping@knightfrank.com</p>			<table border="1"> <tr> <td>Date</td> <td>Drawn By</td> <td>Scale</td> <td>Plan Ref.</td> </tr> <tr> <td>14.02.22</td> <td>CW</td> <td>1:1500 @ A4</td> <td></td> </tr> <tr> <td colspan="2">Title</td> <td colspan="2">Moat Farm House</td> </tr> <tr> <td colspan="4"> <p><small>This Plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form part of any contract. ©Crown copyright and database rights 2022 Licence No. 100021721.</small></p> </td> </tr> </table>	Date	Drawn By	Scale	Plan Ref.	14.02.22	CW	1:1500 @ A4		Title		Moat Farm House		<p><small>This Plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form part of any contract. ©Crown copyright and database rights 2022 Licence No. 100021721.</small></p>			
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Particulars dated February 2022. Photographs and videos dated August 2021.

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### Services

Mains water and electricity. Private drainage. Oil fired central heating.

### Local authority

East Herts District Council. Tel: 01279 655 261

### Directions (Postcode: SG10 6AD)

From Bishop's Stortford take the B1004 to Much Hadham. At the T Junction turn left and continue through Much Hadham for 0.8 miles, turn right into Kettle Green Lane and continue for approximately 0.8 miles, then as the road bears to the right, at a grass triangle, turn left and Moat Farm House will be found at the end of this lane.

### Viewings

All viewings must be made strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.



