



Wharenui, Much Hadham, Hertfordshire





A delightful family home in a private setting

The property is beautifully positioned on the edge of the sought-after village of Much Hadham

Summary of accommodation

Ground Floor

Drawing room | Study | Family room | Garden room

Kitchen/dining room with breakfast area | Utility room | Shower room

First Floor

Principal bedroom suite | Four further bedrooms (two en suite)

Family bathroom

Gardens and Grounds

Beautiful mature gardens | Woodland glade with wooded walkway

Stables | Paddock | Half size woodchip menage

Workshop | Garage

In all about 3 acres

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Location

Wharenui is located on the outskirts of the sought-after village of Much Hadham. The house is positioned in a delightful rural location at the end of a no through lane. The village amenities include a local store, doctor's surgery, dental practice, garage, recreation ground, public house and a well-regarded nursery and primary school. The market town of Bishop's Stortford is about four miles away and provides a good range of amenities and excellent schooling.

The property is also well located for commuting to London via the M11 or A10 and Bishop's Stortford mainline station with regular services to London Liverpool Street (from 38 minutes). Stansted Airport is located just to the east of Bishop's Stortford. There are two golf courses within a couple of miles, as well as a local tennis and bowls club. Additionally Silver Leys Polo Club is a short drive. (Times and distances are approximate).



The Property

The present owners have beautifully extended and refurbished the house over the years, creating a substantial family home.

The ground floor accommodation consists of four spacious reception rooms, including a large family room which adjoins the well positioned garden room with stunning views. The more formal rooms are to the rear of the house with a well-equipped kitchen/dining room offering extensive units and a separate breakfast area.

The first floor features a substantial principal bedroom suite with dressing room and fitted wardrobes. There are four further double bedrooms, two with ensembles and a family bathroom. All the bedrooms enjoy charming views over the gardens.





Light and spacious accommodation throughout

Gardens and Grounds

The stable block, consisting of four stables and an adjoining workshop, is a short distance from the house, alongside a half-size woodchip menage.

There is also a useful garage. Planning permission has been approved to convert these buildings to secondary accommodation (further information with the agents). Beyond the stables are several paddocks and access to a woodland glade with wooded walkway.

Property Information

Danebrigde Lane, Much Hadham, SG10 6HX

Tenure: Freehold

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

Local Authority: East Herts District Council. Tel: 01279 655261.

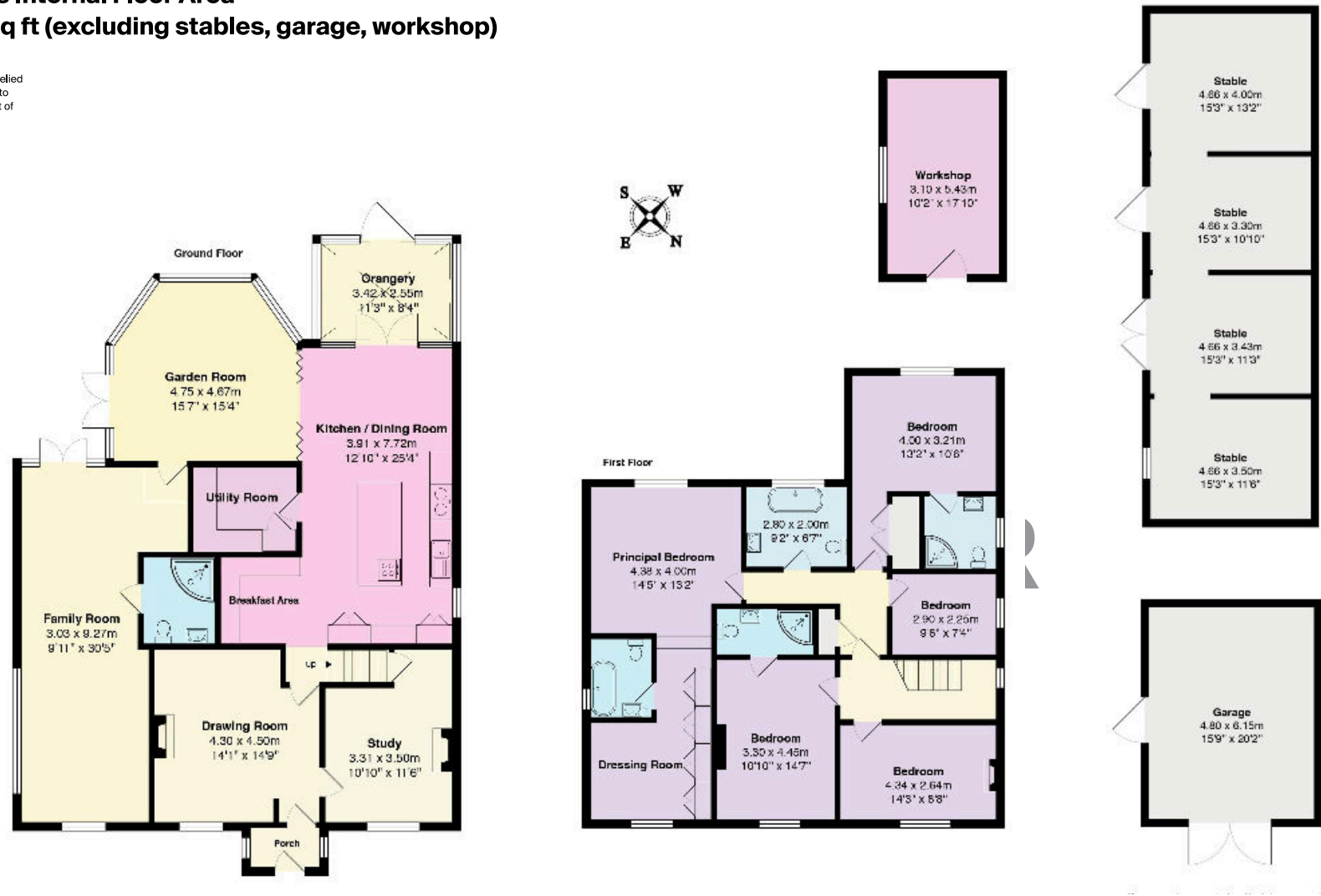
Council Tax Band: F

EPC rating: D



Approximate Gross Internal Floor Area 266.7 sq m / 2871 sq ft (excluding stables, garage, workshop)

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.



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Particulars dated July 2023. Photographs and videos dated July 2023.

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