



Detached: Hunsdon, Ware

**Guide Price
£750,000**

RAYLEIGH OFFICE

For further information or to arrange
to view this property please call

01268 783377

For sale by Auction on the 13th October 2021 in conjunction with
Dedman Gray Auctioneers.

Detached Grade II Listed house believed to have been built in the early
17th Century as a hunting lodge for Lord Carey. There is substantial
living space arranged over four levels with two large outbuildings. The
total plot area extends to approximately one acre.

The property benefits from good access to the A414, M11 and A10.
Harlow Town train station lies approximately 1.6 miles to the south east
of the property where regular services run to London Liverpool Street.

DETAILS

ACCOMODATION

Ground Floor

Entrance Hall- 15'2 x 14'11 (4.63m x 4.55m)

Dining Room -16'1 x 15'0 (4.91m x 4.57m)

Sitting Room 19'7 x 17'1 (5.96m x 5.20m)

Study 9'3 x 8'1 (2.83m x 2.47m)

Kitchen 14'10 x 13'2 (4.51m x 4.02m)

Lower Ground floor

Lower Ground Floor Room One-14'4 x 13'8 (4.37m x 4.17m)

Lower Ground Floor Room Two- 14'3 x 13'4 (4.35m x 4.06m)

Lower Ground Floor Room Three- 16'5 x 15'5 (5m x 4.71m)

WC

Lower Ground Floor Room Four- 7'1 x 6'8 (2.17m x 2.03m)

First Floor

Bedroom One 17'0 x 15'6 (5.18m x 4.73m)

En-Suite Shower Room

Bedroom Two- 15'0 x 13 (4.56m x 3.95m)

Bedroom Three- 14'4 x 11'7 (4.37m x 3.53m)

Bedroom Four 13'8 x 8'6 (4.16m x 2.58m)

Bathroom

Second Floor

Second Floor Room One- 16'3 x 11'9 (4.96m x 3.57m)

Second Floor Room Two- 11'7 x 8' (3.53m x 2.62m)

Second Floor Room Three-19'9 x 11'7 (6.01m x 3.53m)

Second Floor Room Four- 15'2 x 13'4 (4.63m x 4.07m)

Outbuilding One

Room 1 16'1 x 12'6 (4.90m x 3.80m)

Room 2-17'4 x 16'2 (5.29m x 4.92m)

Outbuilding Two

Garage 19'2 x 16'3 (5.85m x 4.95m)

Rear Room 28'2 x 16'2 x (8.59m x 4.93m)

PLANNING

Please note that land surrounding this property is due to be developed for housing. For more information on the proposed development known as The Gilston Development Area please visit East Hertfordshire district councils or contact them on 01279 655261.

EPC RATING

The property is classed as Band G

METHOD OF SALE

For sale by Auction on the 9th December 2020 in conjunction with Dedman Gray Auctioneers.

LEGAL

NOTICE

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VIEWING

Strictly by appointment with Dedman Gray Auctioneers 01702 311010.

Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

**Whirledge
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