



HALLINGBURY HOUSE

Hallingbury Place, Bishop's Stortford, Hertfordshire CM22 7UE



HALLINGBURY HOUSE

Hallingbury Place
Bishop's Stortford
Hertfordshire CM22 7UE

A classically styled country home set in Capability Brown parkland

6 bedrooms ♦ 5 bathrooms (all en suite) ♦ 3 reception rooms ♦ Spacious kitchen/breakfast room ♦ Conservatory
♦ Set in a private gated development of just three homes
♦ Triple garage ♦ Parkland gardens of around 3.2 acres
♦ Additional 16.7 acres available separately

The house offers extensive reception and entertainment space and enjoys an excellent aspect over the parkland gardens which envelop the house.

The galleried reception hallway provides a welcoming entrance with the principle reception areas being located to either side. To the rear of the house there is a large kitchen/reception room, utility and coat room with the addition of a large conservatory and family room providing everyday living space.

On the first floor the master bedroom suite provides a dressing room and en suite bathroom and three further bedrooms, all of which have en suites. On the second floor there are two further bedrooms and an additional bathroom.

To the outside, the classically styled exterior is set behind a sweeping carriage driveway with mature specimen trees and shrubs forming the main character of the plot. The gardens themselves we believe to have been part of a design by Capability Brown, and extend to around 3.2 acres, overlooking and backing onto open fields. There is an extensive decked seating area to the rear of the house to maximise this view.

In addition, Lot 2 may be available which extends the gardens by a further 16.7 acres to include some woodland and shrubland, providing useful potential equestrian space if needed.





THIS CLASSICALLY DESIGNED GEORGIAN STYLED HOME WAS BUILT BY MESSRS BERKELEY HOMES IN 2003. SINCE THEN THE CURRENT OWNERS HAVE TASTEFULLY AND THOUGHTFULLY UPDATED THE INTERIORS, PROVIDING A MODERN AND STYLISH THEME THROUGHOUT.

LOCATION

Hallingbury House is conveniently located in the village of Great Hallingbury close to Bishops Stortford which offers multiple shopping & sporting facilities, in addition to schooling for all ages. Highly regarded state schools include Bishop's Stortford High School, and Hockerill Anglo European School. Private schooling is available at Bishop's Stortford College, Felsted and the well renowned Howe Green House School (for 5-11 years olds) is less than 1 mile away. Access is available on the outskirts of Bishop's Stortford to the M11 (Junction 8) with the A1 and Cambridge to the north, the M25, Canary Wharf and Central London to the south. The town further benefits from a main line railway station with direct commuter services to London's Liverpool Street and Cambridge.

DIRECTIONS

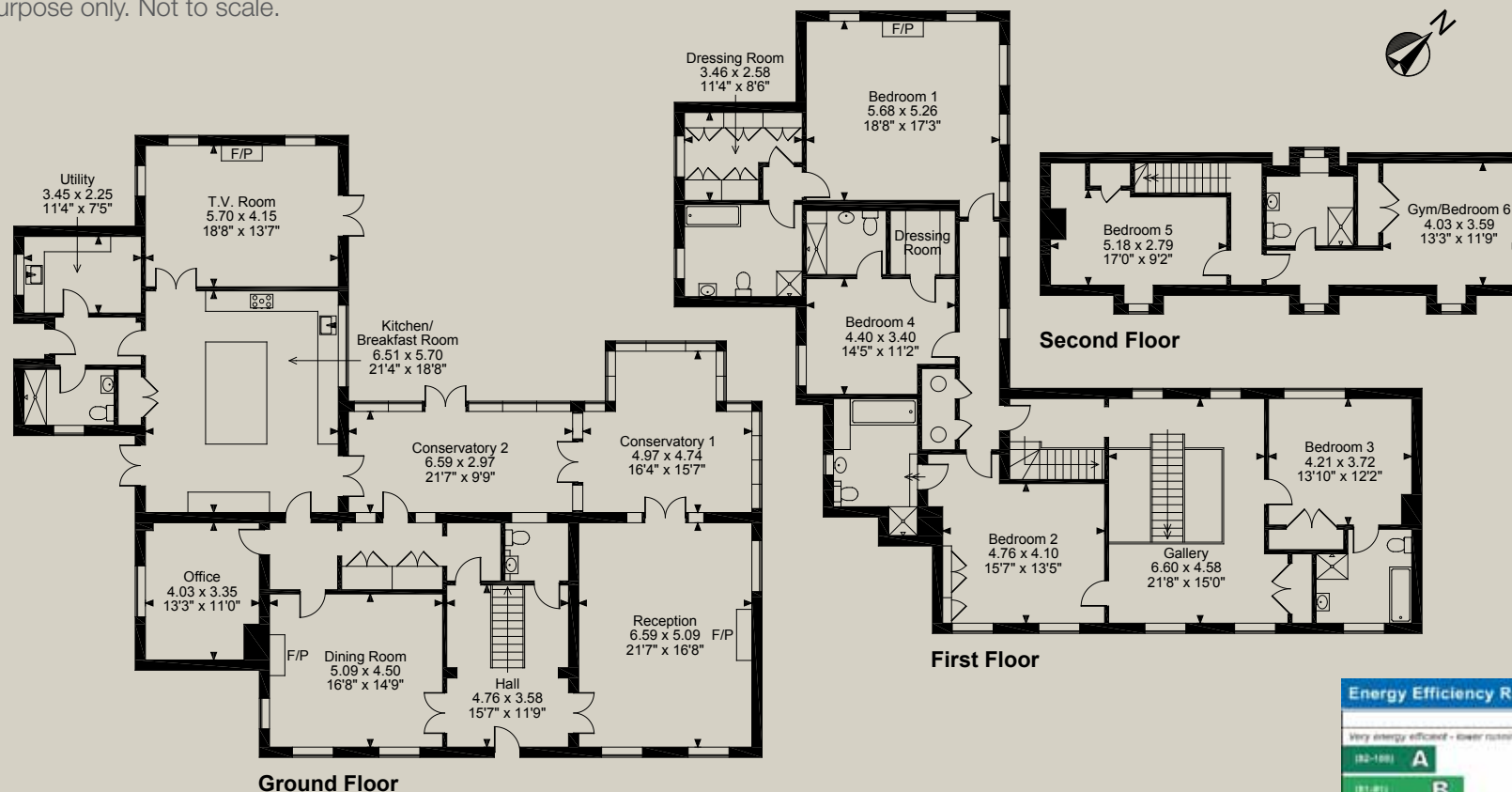
From Bishop's Stortford take the A1060 towards Hatfield Heath, just before the sign for Great Hallingbury take the left hand turn onto Church road. Cross over the M11 turning immediately right and then forking to your left approximately one quarter of a mile. This is one long straight driveway where towards the end you bear to your left where you will see a set of gates for the entrance to Hallingbury Park itself. Once you are through these gates, Hallingbury House is the second house on your right hand side.



FLOORPLANS

Main House gross internal area = 5,049 sq ft / 469 sq m

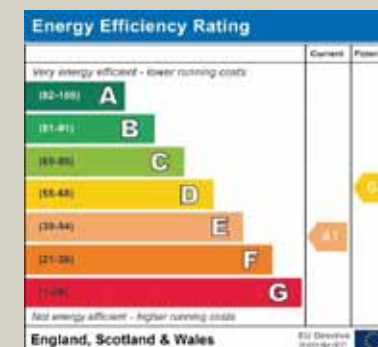
For identification purpose only. Not to scale.



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8266562/SS



SAVILLS BISHOPS STORTFORD

jgodfrey@savills.com

01279 756800

savills.co.uk

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 160921SM