



# Family home with superb views.

**Malting Lane, Much Hadham, Hertfordshire, SG10**

Freehold









Enjoying a wonderful aspect over open fields and Sidehill Woods • Set in the picturesque and popular village of Much Hadham • Lots of off-road parking, garage and workshop to rear • Parquet flooring and a wood burning stove in the main reception room • Beautiful, westerly aspect gardens to the rear

#### Local Information

Much Hadham benefits from a mix of period and timber framed listed properties and substantial modern houses. Much Hadham offers an excellent nursery and primary school, a public house and parish church. Excellent state schooling is available in Bishop's Stortford, whilst private schooling is available at Bishop's Stortford College, St Edmunds, Haileybury and Heath Mount.

The market town of Bishop's Stortford offers multiple shopping and sporting facilities and a main line railway station with commuter services to London's Liverpool Street. Access is available on the outskirts of Bishop's Stortford to the M11 (Junction 8) with the A1 and Cambridge to the north and the M25 and London to the south. Main line railway stations are available at Hertford, Ware and Harlow. Stansted, London's third international airport is conveniently located on the east side of Bishop's Stortford providing both domestic and European flights.

#### About this property

Ashmount House in Much Hadham was previously the police house and has not been publically for sale since it was acquired by the present owners around 20 years ago. During this time they have sympathetically updated and extended the house

to provide the current accommodation which presents very well throughout. There are good sized reception areas and bedroom space and the house itself is set back from the road by a gated frontage with a large parking and turning area leading to the garage.

The entrance hallway and lounge have parquet wood block flooring with a guest cloakroom under the stairs. The main reception area is to the front which is a double sized room with a fireplace having an inset multi-fuel wood burning stove. This room enjoys a lovely view over the countryside to the front. Double doors lead to the dining room which in turn opens onto the kitchen and rear garden. The kitchen itself has a range of free-standing bespoke units with space for a range-style cooker and plumbing for the usual appliances. Adjacent to this is a utility/boot room which has return access to the hallway and the integral garage.

Moving upstairs, there are four decent sized bedrooms, two of which have fitted wardrobes, with the master bedroom having a modern en suite bathroom with a separate shower. The family bathroom/WC serves the remaining bedrooms. On the outside, the rear garden is neatly landscaped with a wonderful selection of mature





shrubs, trees and flowerbed borders. A meandering path leads from the patio to the rear where you'll find a garden shed, utility area and custom built workshop. A covered pergola has space for a hot tub underneath (hot tub available by separate negotiation). There is side access leading back to the front if required.

**Tenure**

Freehold

**Energy Performance**

EPC Rating = C

**Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills Bishops Stortford Office.

Telephone:

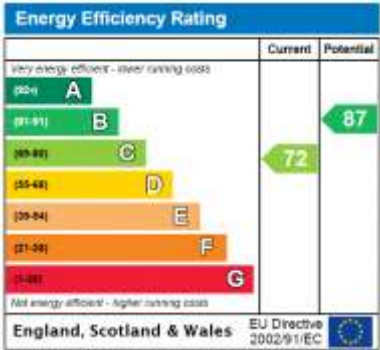
+44 (0) 1279 756 800.



Approximate Area = 154.4 sq m / 1662 sq ft  
Garage = 15.3 sq m / 165 sq ft  
Workshop = 9.0 sq m / 97 sq ft  
Total = 178.7 sq m / 1924 sq ft  
Including Limited Use Area (0.9 sq m / 10 sq ft)  
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