



## A stylish and characterful home at the heart of the village

**Tower Hill, Much Hadham, Hertfordshire, SG10**

Freehold

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**Gothic styled brick and flint school house built in 1869 • Recently updated to offer modern yet characterful living space • Delightful suntrap garden with pergola covered seating area • Home office • Wood burner stove in the living room • Modern fitted kitchen with island unit and bi fold doors onto garden**

#### Local Information

This pretty historic Hertfordshire village benefits from a village shop, incorporating a Post Office, a highly regarded public house, church and primary school.

There is a children's playground on the Recreation Ground, where you will also find Tennis Courts and the Bowls Club.

The 351 bus service runs through the village connecting Stanstead Abbots and Bishop's Stortford.

Main line railway stations are available at either Bishop's Stortford (with commuter services to London's Liverpool Street) or Harlow Town station (Liverpool Street from 32 minutes).

The A10 and M11 can be accessed via the A414 and A120 to provide vehicular access to both London and the M25 to the south or Cambridge to the north. The village primary school, St Andrews, is well regarded. There is a pre-school, nursery and newly established Forest School in the village also. Excellent state schooling is available nearby with private schooling available at Heathmount, Bishop's Stortford College, Haileybury and St Edmunds.

#### About this property

Dating from 1869 and previously the village school house there are many original features within the house which itself is finished in a gothic brick and flint style on the outside. Many of the ceilings are of a good height and are vaulted. Some original leaded light windows, exposed floorboards and some period tiling complete the look.

This charming characterful home has been updated and reconfigured to provide good sized living areas which open onto the pretty, private garden to the rear.

The entrance hallway provides a storage space for coats and a guest cloakroom. This opens into the lounge which has a high ceiling and corner mounted wood burner stove. Just off here is the modern fitted kitchen diner with bi fold doors also opening onto the garden.

From the lounge the staircase rises to the galleried landing above. Off here there are three bedrooms, with the main bedroom suite featuring an attractive en suite bathroom with a rolltop bath as its centrepiece. The other bedrooms share a modernised family bathroom. Both of the bathrooms have underfloor heating.

There is off road parking to the front of the house for a couple of cars. A gated entrance leads to the side of the house where there is a timber Home Office. The garden itself is to the rear with a paved patio and lawn area. A newly built pergola provides a sheltered seating area in the summer.

#### Tenure

Freehold

#### Local Authority

East Herts District Council

#### Viewing

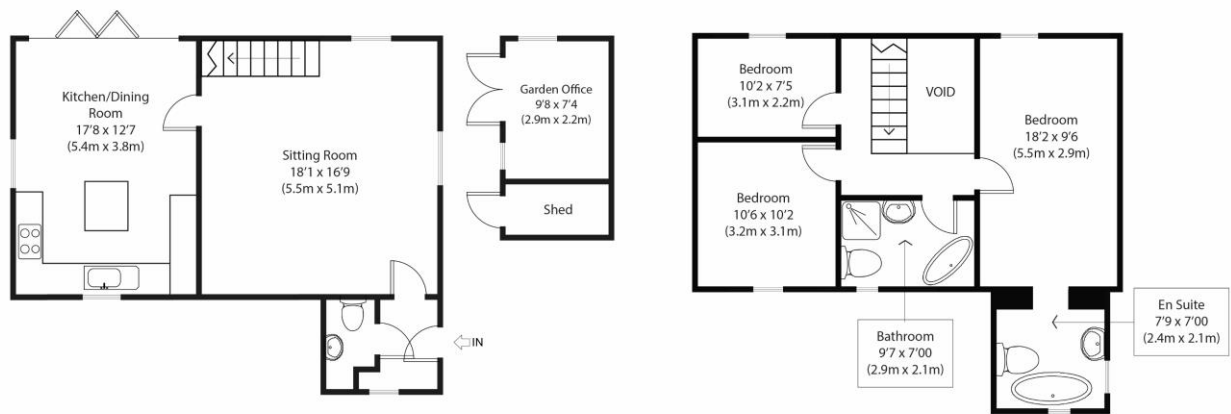
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Ground Floor

First Floor

Approximate Gross Internal Area  
Main House 1295 sq ft (120 sq m)  
Outbuildings 105 sq ft (10 sq m)  
Total 1400 sq ft (130 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustration purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property (in respect of necessary valuations). Copyright: www.savills.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>46</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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