



A magnificent and palatial Grade II listed Georgian coach house

Wyddial, Buntingford, Hertfordshire, SG9

£8,500 pcm plus fees apply, Furnished
Available from 01.10.2020

savills

- Full video tour available
- Stunning period home in an exclusive gated setting
- Wonderful country views
- Self contained, separate 2 bedroom annexe
- Extensive garaging
- Walled and private gardens
- In all about 2 acres

Local Information

The Coach House is located in the delightful rural hamlet of Wyddial which sits in the rolling Hertfordshire countryside just 2 miles from the market town of Buntingford.

It is a superb spot for communication to London via either the A1 or A10 and there are regular train services to King's Cross from Royston (8.5 miles, from 38 minutes) and Liverpool Street from Broxbourne (19 miles, from 27 minutes).

Cambridge is 21 miles away and offers a wide range of cultural and recreational amenities as well as a number of extremely well-regarded schools. Local facilities are available in Buntingford and Bishop's Stortford also offers a wide range of amenity and shopping facilities including a Waitrose supermarket.

Sporting activities in the area include hunting with the Puckeridge Hunt, racing at Newmarket and Huntingdon, golf at Hanbury Manor Golf and Country Club (at Thundridge) and East Herts Golf Club.

There are a superb range of nearby schools in the area including Haileybury College and Heath Mount Preparatory School, both in Hertford, Bishops Stortford College, Princess Helena College in Hitchin, Perse Foundation Schools, The Leys and various other schools and colleges in Cambridge.

About this property

Finished to an excellent standard throughout, the well balanced and sumptuous living areas benefit from very good ceiling heights and an abundance of light flowing through large windows to the front and rear. The Coach House forms part of the original Wyddial Hall Estate and was recently converted.

The centrally located front door opens into a sitting room and in turn the principal reception rooms which include a spacious TV /cinema room, which is wired for 7.1 surround sound, with electrically operated blackout blinds; a grand 37ft drawing and dining room with a large feature fire place, inset wood burning stove.

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There is a split level study with fitted furniture and a library area above, also enjoying a view over the gardens. The dining room flows into the large open-plan kitchen/breakfast area with a bespoke range of Smallbone units with a central island and breakfast bar seating. There are a range of integrated appliances by Miele and Sub-Zero. This room also enjoys a dual aspect to the garden and to the side and has access to a utility room and guest cloakroom.

On the ground floor you will find the principal bedroom suite, which is a large dual aspect room with fitted wardrobes and good sized en suite and a bathroom with walk-through shower and freestanding bath. There are two further bedrooms in this wing; one with fitted wardrobes and an en suite shower room and the other with sole use of a family bathroom.

From the music room there is a staircase leading to the second floor where you will find two further bedrooms, both with fitted wardrobes and en suite facilities.

The mature and carefully thought out gardens to the rear are walled with a good selection of mature specimen trees and shrubs and meandering lawns. To the west of the house crossing the parking area you will find the triple bay garage and wood store.

To the rear of the garage, there is a self-contained annexe which is of a modern construction featuring glass and exposed wood flooring. The reception area is open plan with a range of kitchen units and stairs to the upper level and doors opening onto a private courtyard. To the rear of this area is a good sized gymnasium with plenty of space for equipment and a return door to the garage if needed. Upstairs you will find two bedrooms and a family shower/WC. This area also features a Sonos sound system.

The house itself occupies a commanding frontage set back from the drive with more parking, a mature lawn with water feature and views over the countryside to the north west.

Furnishing

Furnished

Local Authority

East Hertfordshire Council
Council Tax Band = H

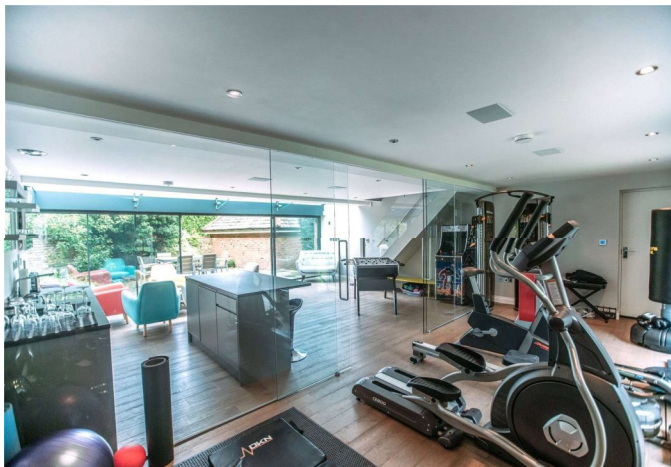
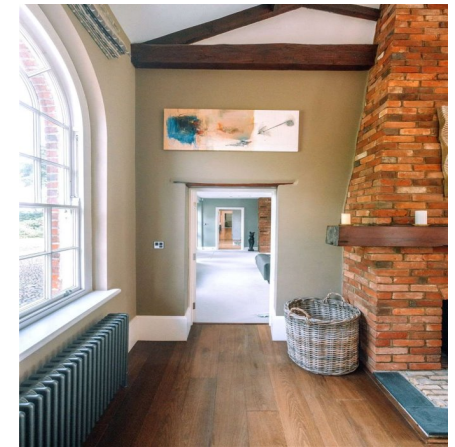
Energy Performance

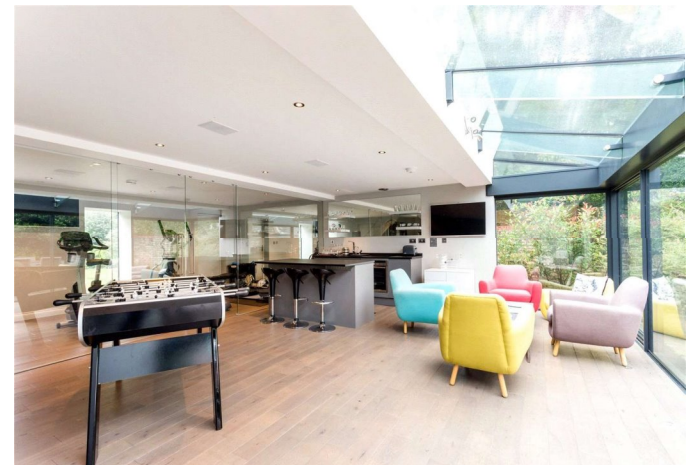
EPC Rating = F

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Harpenden Lettings Office.
Telephone: +44 (0) 1582 465 020.







Wyddial, Buntingford, Hertfordshire, SG9
Gross Internal Area 6317 sq ft, 586.9 m²