



An impressive detached property which requires full modernisation.

Mill Green, Hatfield, Hertfordshire, AL9 5NU

Freehold

savills

An impressive detached home • Requires full modernisation throughout • Set in amazing formal gardens which includes a stream, lake and paddocks • Seven double bedrooms • An abundance of formal and casual reception rooms • Plenty of off street parking and set behind electric gates

About this property

This impressive detached home is set in formal gardens including a lake, stream, stable block and paddocks set amidst beautiful countryside and which offers flexible and spacious accommodation throughout. In need of full modernisation the house is set behind electric gates and benefits from complete privacy.

Arranged over the ground floor there is a multitude of formal and casual reception rooms including a formal drawing room, entertainment room, a lounge/games room, formal dining room, piano/music room, a garden room and a large and incredibly bright kitchen/breakfast room.

On the first floor there are five large double bedrooms, the main bedroom of which is incredibly large with a balcony enjoying wonderful views of the garden, a fitted dressing room and an en suite bathroom.

The second floor offers two further bedrooms which could be easily split into further rooms, along with two en suites and a family bathroom.

Externally the house benefits further from having a separate studio apartment which comprises of one room/bedroom, a kitchen

and a bathroom. To the front there is an abundance of off street parking.

Local Information

Approx. mileages: Hertford – 6.8 miles, Hatfield - 1.4 miles, Old Welwyn Village - 5.6 miles, Hitchin - 16 miles, Harpenden - 9.9 miles, St Albans - 8.5 miles, Hertford North station - 6 miles, Welwyn Garden City station - 2.1 miles, Hatfield station - 1.2 miles, London Luton airport - 14.1 miles

A wide selection of highly renowned schools are also in the locality and include Queenswood Girls School and Lochinver House Boys, Stormont, Dame Alice Owen, Haileybury and Haberdashers Askes schools for boys and girls.

Tenure

Freehold

Local Authority

Welwyn & Hatfield District Council

Energy Performance

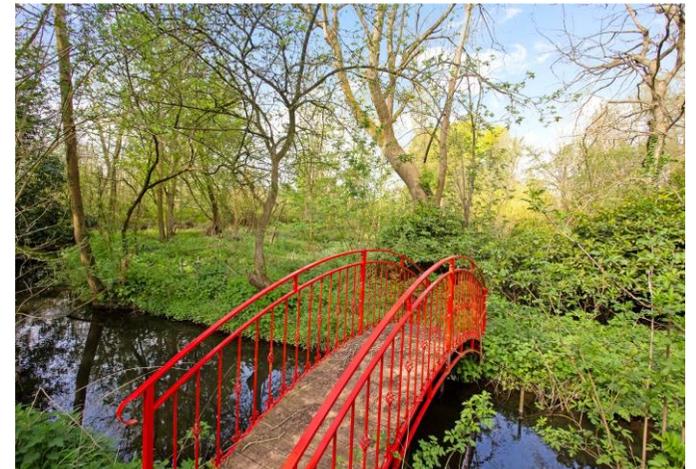
EPC Rating = To be confirmed

Viewing

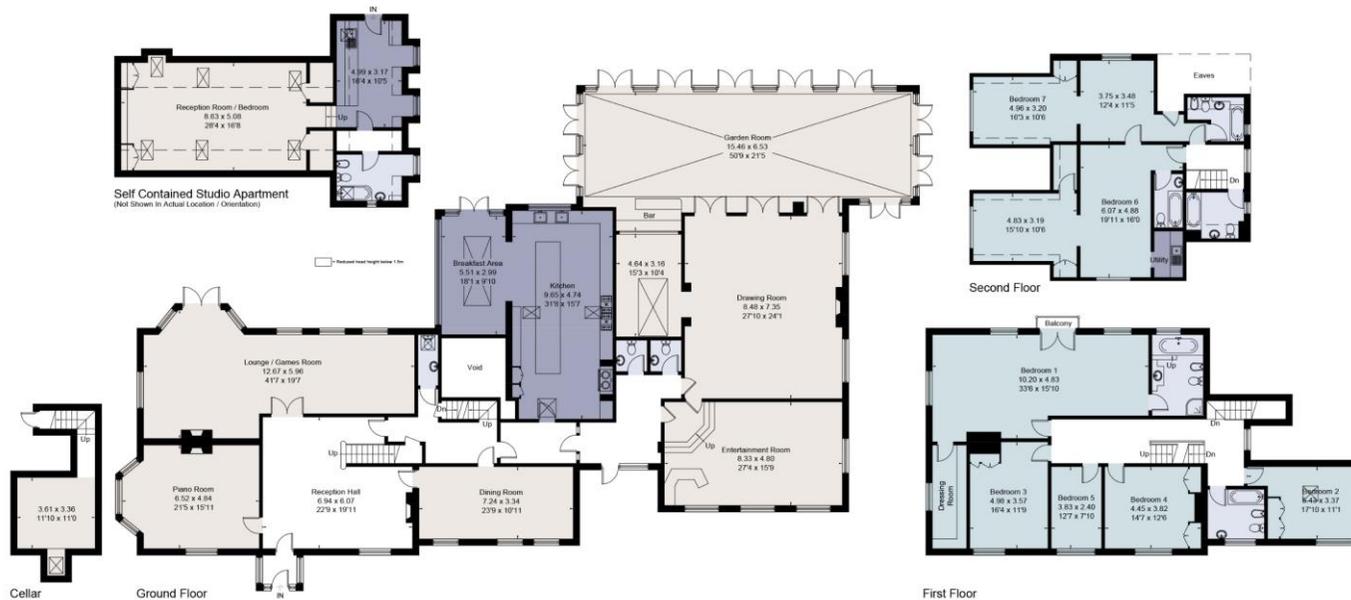
All viewings will be accompanied and are strictly by prior arrangement through Savills Harpenden Office.

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Approximate Area = 740.3 sq m / 7968 sq ft
 Cellar = 17.3 sq m / 186 sq ft
 Self Contained Studio Apartment = 77.7 sq m / 836 sq ft
 Total = 835.3 sq m / 8990 sq ft (Excluding Eaves / Void)
 Including Limited Use Area (43.4 sq m / 467 sq ft)
 For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		69	82
EU Directive 2002/91/EC			

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