

# BRANDS FARM BARN

MUCH HADHAM • HERTFORDSHIRE



savills



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Bishop's Stortford 6 miles (Liverpool Street 38 minutes)

Hertford 11.5 miles • Cambridge 34 miles

Central London 31 miles

(Distances and times approximate)

*An impressive Grade II listed period barn conversion set in a peaceful rural location.*

Open plan reception hall • Drawing room • Family room

Dining room • Study • Kitchen / Breakfast room

Sitting room/rear hall • Pantry • Utility room

Master bedroom suite with en suite bathroom and dressing room

5 further bedroom suites

Large entertaining / storage barn

4 bay former cart shed garage with workshop

and store room over

Beautifully presented predominantly lawned garden and grounds

**In all about 6.60 acres**







### LOCATION

Brand's Farm Barn is situated close to the picturesque village of Much Hadham, where there is an enchanting blend of 18th century townhouses, Elizabethan cottages and Victorian almshouses.

The popular market town of Bishop's Stortford, is about 6 miles to the east and has a selection of restaurants, boutique shops and a Waitrose. More comprehensive shopping is in Cambridge and London, both of which are very accessible.

There is good access to London, M25, M11 and the North via the A10.

Bishops Stortford (6 miles) to London Liverpool Street taking around 38 minutes, Hertford North (7 miles) to London Moorgate taking around 42 minutes.

Stansted Airport is 15 miles. Heathrow airport is also easily accessible being just 50 miles away.

There is a wide choice of schooling available including Bishop's Stortford College, St Edmund's College, Heathmount and Haileybury College.

### BRAND'S FARM BARN

Brand's Farm Barn is an impressive 17th century, timber framed Grade II listed barn conversion developed and finished to the highest of standards, only 5 years ago. Whilst maintaining character features, the property benefits from modern day technology including being hard wired for a sound system, having an alarm and entry phone system.

The house is set well within its own grounds in a peaceful and tranquil setting just outside Much Hadham. The ground floor is well laid out and offers flexible living and sleeping space. The breath-taking principal reception hall benefits from a double height ceiling with galleried landing, which leads to an en suite bedroom. There is a study, charming drawing room, family room and dining room, off the hall and a large, well-proportioned kitchen/breakfast room with bi-folding doors out to the private gardens to the rear off the house. Adjacent to the kitchen is the utility room and a rear hall / playroom.

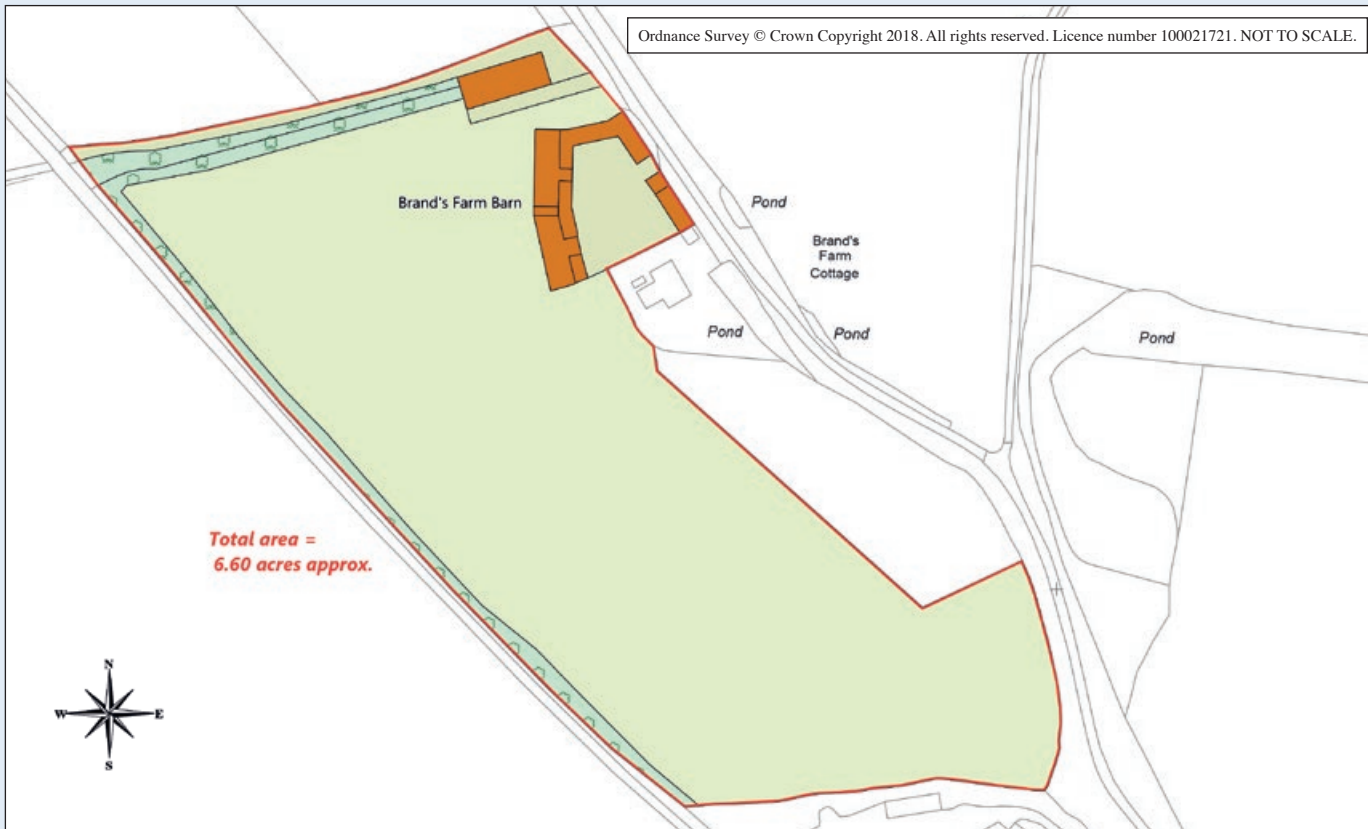
An inner hallway leads to the principal bedrooms, including an impressive master bedroom, with double height ceiling, en suite bathroom and dressing room, guest bedroom with walk in wardrobe and en suite shower room. Further bedrooms 'wrap' around the courtyard with there being 3 further bedrooms (one presently used as a gym) and en suite shower rooms.











## GARDENS AND GROUNDS

The property is set in approximately 6.60 acres of extensive gardens, which are predominantly laid to lawn with a large herbaceous border but also comprise a wild flower meadow, olive grove, yew and box topiary and a paved terrace accessed from the rear of the house. The land is surrounded by mature trees.

The outbuildings comprise a large entertaining / storage barn, 4 car former cart shed garage with workshop and a store room over.

## SERVICES

Mains water, electricity and gas. Private drainage.

## FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings and garden ornaments, are specifically excluded but may be made available by separate negotiation.

## LOCAL AUTHORITY

East Herts District Council. Tel: 01279 655 261

## DIRECTIONS (SG10 6AD)

From Bishop's Stortford take the B1004 to Much Hadham. At the T Junction turn left and continue through Much Hadham for 0.8 miles, turn right onto Kettle Green Lane and continue for 0.5 miles until you reach Brands Lane on your right hand side. Continue on Brands Lane for 0.5 miles until you reach Brand's Farm Barn on your left.

## VIEWING

Viewing is strictly by appointment through the sole selling agents.





#### Approximate Gross Internal Floor Area

Main House = 629 sq.m./6,768 sq.ft.  
 Garage, Workshop, Storage Barn = 305 sq.m./3,281 sq.ft.  
 Total = 934 sq.m./10,049 sq.ft.



#### IMPORTANT NOTICE:

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