shepherds
A better home
moving experience



19 Clementsbury

Hertford, SG13 8FG

Guide Price £750,000

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Offering single-level living within the exclusive gated Clementsbury development, this beautifully presented three double bedroom, two bathroom end of terrace home combines plenty of character with an impressive countryside setting, just two miles from Hertford town centre.

The property forms part of a beautiful conversion of former Edwardian stables, coach houses and farm buildings and offers spacious, well-proportioned accommodation throughout.

On entering the property, a generous entrance hall leads through to a well-appointed farmhouse-style kitchen with a separate utility room. The standout room is the large living/dining room, with vaulted ceilings, exposed beams and an impressive brick fireplace with log burner giving the room plenty of character.

There are three good sized double bedrooms, including a generous principal bedroom with an en-suite shower room and direct access onto the private garden. The remaining two bedrooms are serviced by a well-appointed family bathroom.

Externally, the property benefits from its own private garden, a double garage and additional parking for residents and visitors.

A real benefit of living at Clementsbury is the setting, with residents having access to approximately 14 acres of beautifully maintained communal grounds and surrounding countryside, whilst still being only a short drive from Hertford town centre and its excellent range of shops, restaurants, amenities and transport links.

Offering a rare combination of single-level living, character and a peaceful gated setting, this is a unique home within one of the area's most sought-after developments.

















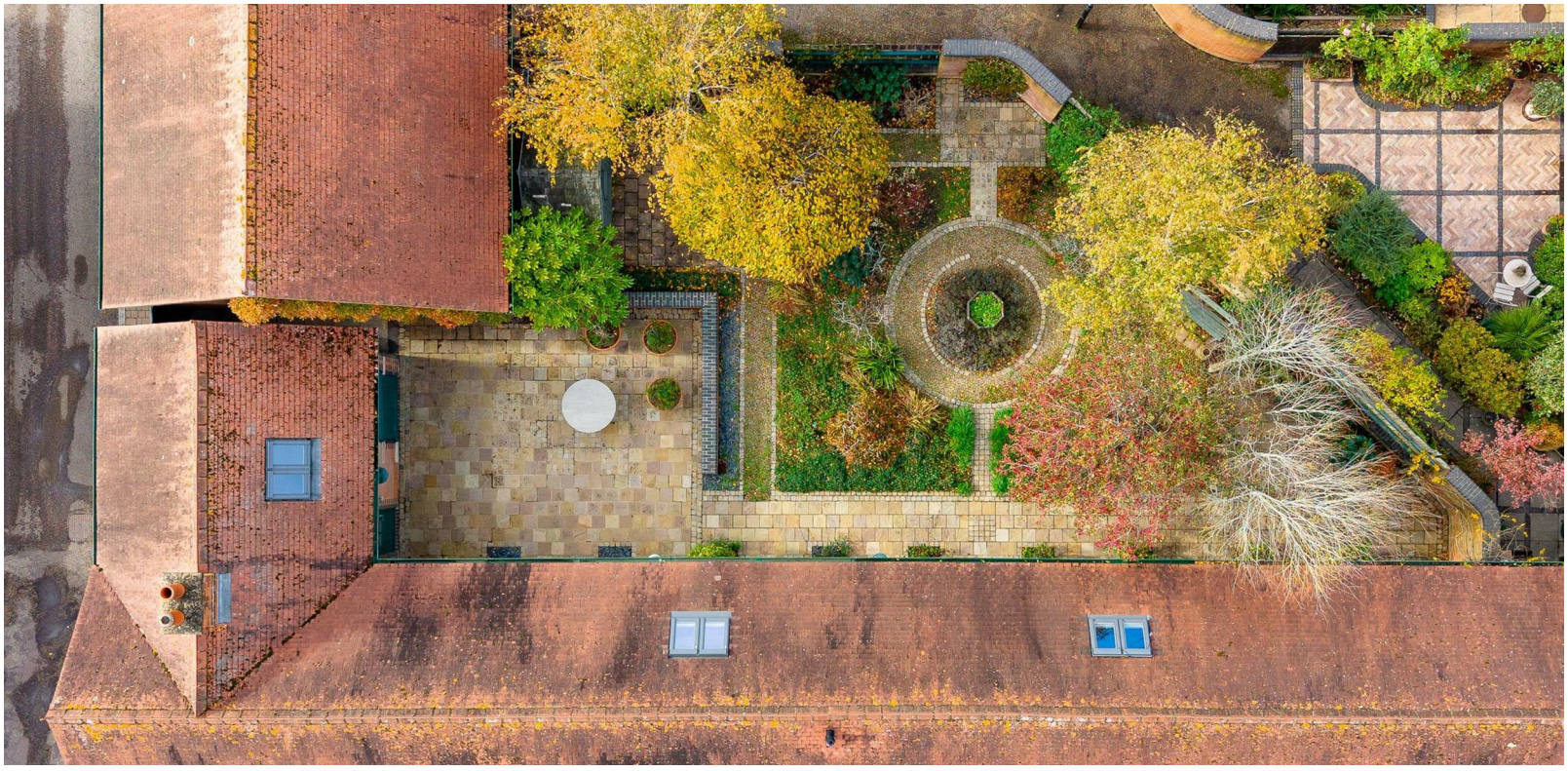


- Exclusive gated development within a stunning converted Edwardian estate.
- Three double bedrooms including a spacious master with en-suite.
- Impressive vaulted living and dining room with exposed beams and feature brick fireplace with stove.
- Attractive farmhouse-style kitchen and separate utility room, both beautifully presented.
- Private garden with direct access from the master bedroom.
- Double garage with additional residents' and visitors' parking.
- Access to approximately 14 acres of private estate grounds for residents to enjoy.
- Peaceful rural setting surrounded by open countryside.
- Within just two miles of Hertford town centre and its excellent amenities.
- Perfect for those seeking a secure, character-filled home offering countryside living with easy access to transport links.

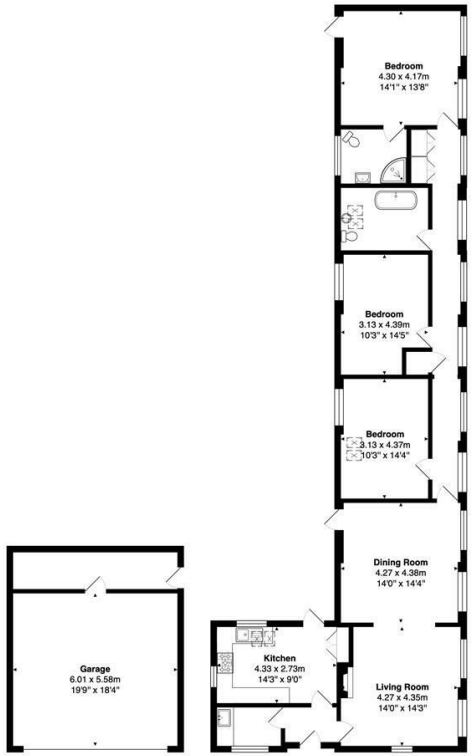
Service charge total - £1,925.12
- Yearly service charge - £1,490.34
- Yearly reserve fund - £434.78







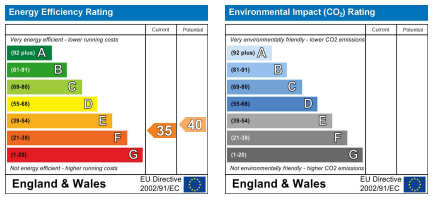
Floor Plan



Viewing

Please contact Shepherds of Hertford on 01992 551955
if you wish to arrange a viewing appointment for this property or require further information.

Energy Performance Graph



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