

shepherds
A better home moving experience

7 Hamels Mansion Hamels Park

Buntingford, SG9 9NA

Guide Price £375,000

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Steeped in history and beautifully presented throughout, this elegant two-bedroom home forms part of the prestigious Hamels Mansion estate, one of Hertfordshire's most distinguished country house developments. Whilst the property itself is not individually Grade II listed, it sits within the curtilage of the historic Hamels Mansion, allowing residents to enjoy the character, heritage and exceptional setting of this remarkable estate.

Originally rebuilt between 1820 and 1834 on the site of an earlier manor, the principal Grade II listed mansion is an outstanding example of Gothic Revival architecture and has been sympathetically converted to create an exclusive collection of homes surrounded by magnificent parkland and mature woodland.

Occupying an enviable position within the estate, this beautifully presented home extends to approximately 725 sq ft and offers a wonderful blend of period charm and modern convenience. The spacious living and dining room provides an excellent entertaining space, while the recently refitted kitchen features quality shaker-style cabinetry, quartz-effect worktops and integrated Bosch appliances. Upstairs are two generous double bedrooms, both enjoying attractive leafy outlooks, together with a modern family bathroom.

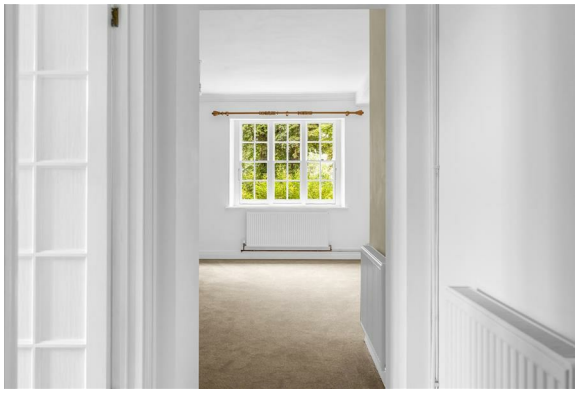
Outside, residents enjoy beautifully maintained communal gardens, winding pathways and centuries-old specimen trees, all set within the stunning grounds of Hamels Park and neighbouring East Herts Golf Club. The result is a unique lifestyle combining the tranquillity of a country estate with the convenience of excellent road links to Hertford, Cambridge and London via the nearby A10.

Further benefits include residents and visitor parking, garage en-bloc, a lease in excess of 950 years and the significant advantage of being offered to the market with no onward chain, making this a truly exceptional opportunity to acquire a home within one of Hertfordshire's most sought-after historic estates.



















- Prestigious home within the historic Hamels Mansion estate
- Property not individually Grade II listed (within the curtilage of the principal mansion)
- Beautifully presented two-bedroom home extending to approximately 725 sq ft
- Spacious living/dining room with excellent natural light
- Newly refitted shaker-style kitchen with integrated Bosch appliances
- Two generous double bedrooms with attractive leafy outlooks
- Beautiful communal parkland grounds adjoining East Herts Golf Club
- Resident and visitors parking plus garage en-bloc
- Lease in excess of 950 years
- Offered to the market chain free

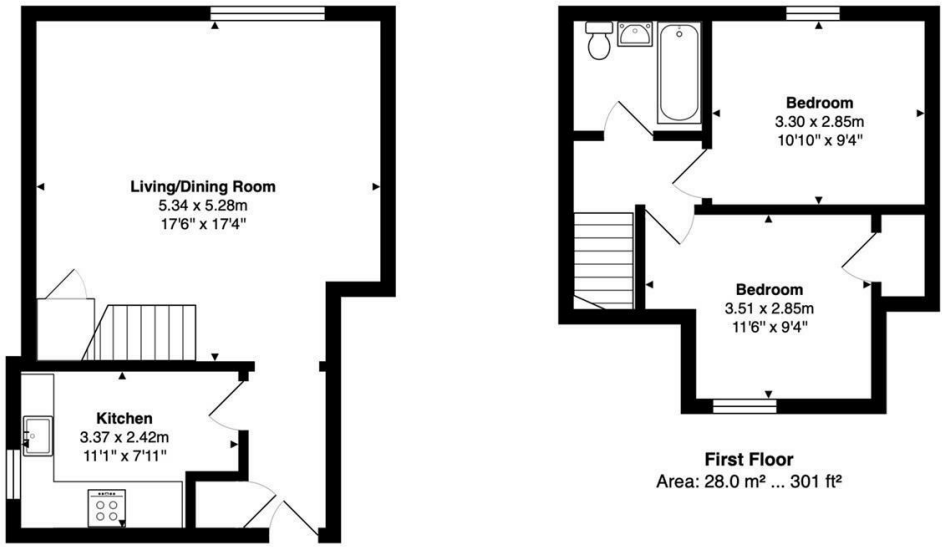
Tenure
Leasehold - 952 years remaining
Ground Rent - Nil
Service Charge - £1,942.86 per annum







Floor Plan



Ground Floor
Area: 39.3 m² ... 423 ft²

First Floor
Area: 28.0 m² ... 301 ft²

Total Area: 67.3 m² ... 725 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
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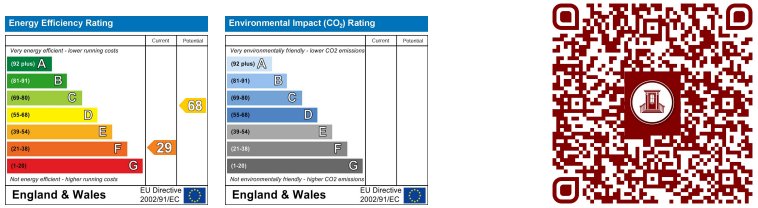
Viewing

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

Tenure

Leasehold

Energy Performance Graph



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