

10 Hamels Park Barns,, Hamels Lane, Buntingford
SG9 9NE

Price Guide £750,000

stevenoates.com







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A deceptively spacious detached home located within this exclusive and peaceful development accessed by a private, no through road; it is nestled in the beautiful Hamels Park Country Estate surrounded by open countryside and adjacent to East Herts Golf Course. The stylish accommodation offers excellent space for both families and downsizers with generous sized rooms. Downstairs it comprises a spacious entrance hall, cloakroom, large living room, study, spacious kitchen/diner and a separate utility room and features underfloor heating. On the first floor, there are 3 double bedrooms, an en suite shower room to the master bedroom and a family bathroom. Externally, the property benefits from driveway parking for 2 cars (including EV charger ready wiring), a single garage directly adjacent to the house, along with additional parking close by. The walled rear garden is hard landscaped for low maintenance and all year round use providing an excellent entertaining space.

Located conveniently just outside the charming market town of Buntingford and the villages of Westmill, Puckeridge and Standon, the area provides a fine range of local amenities including supermarkets, Pearce's Farm Shop, pubs and well regarded independent and state schools. The nearby towns of Ware, Hertford and Bishop's Stortford offer more extensive shopping, dining and leisure facilities and for commuters, these towns all provide convenient access to mainline rail services into London. The location is ideal for easy road connections to A10 and A120, linking to M11 and M25 motorway network



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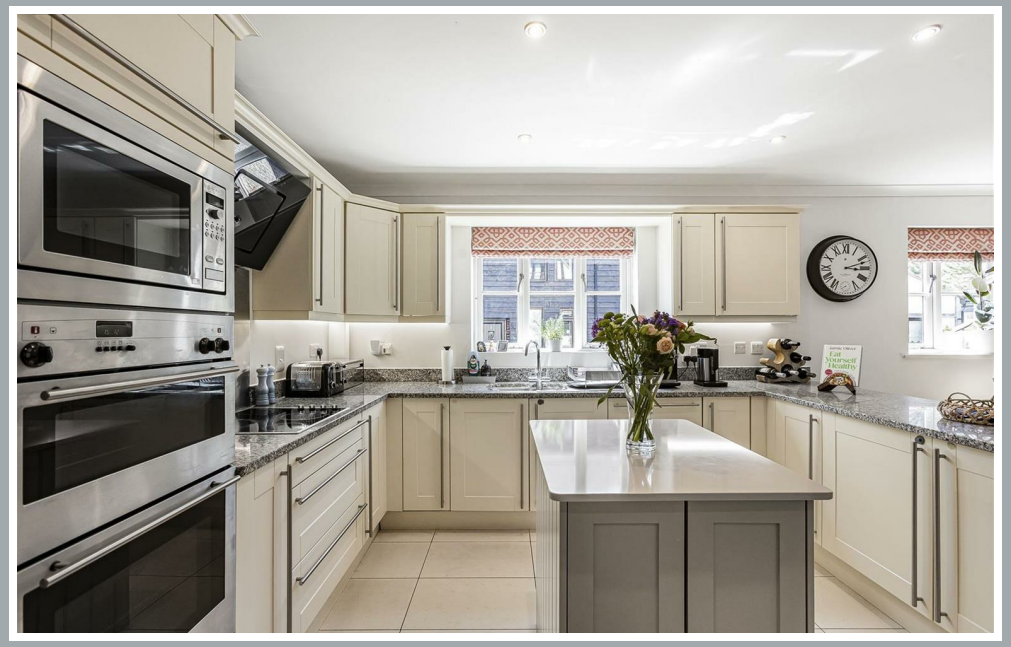








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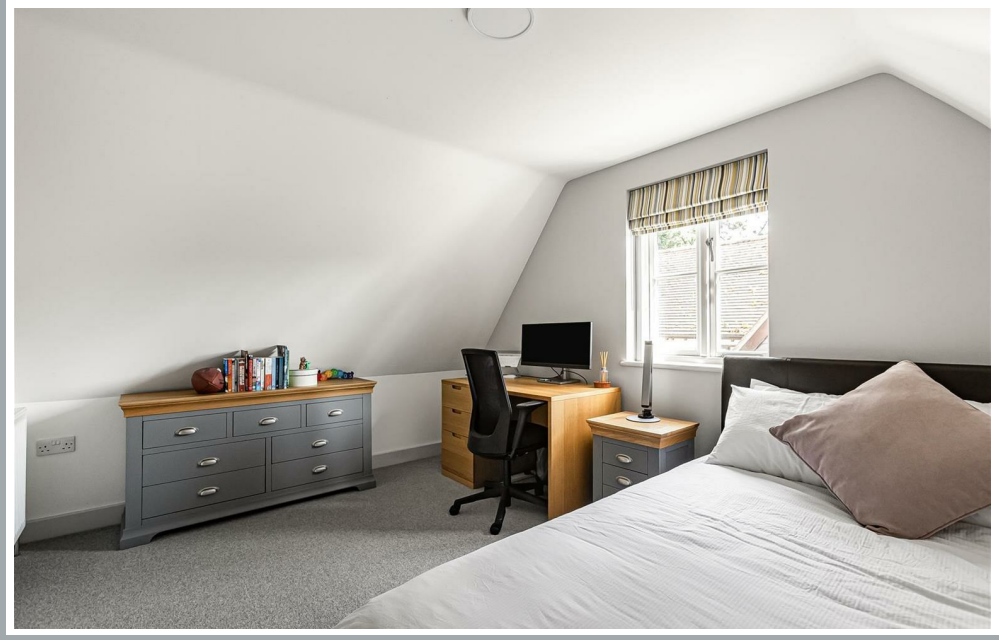


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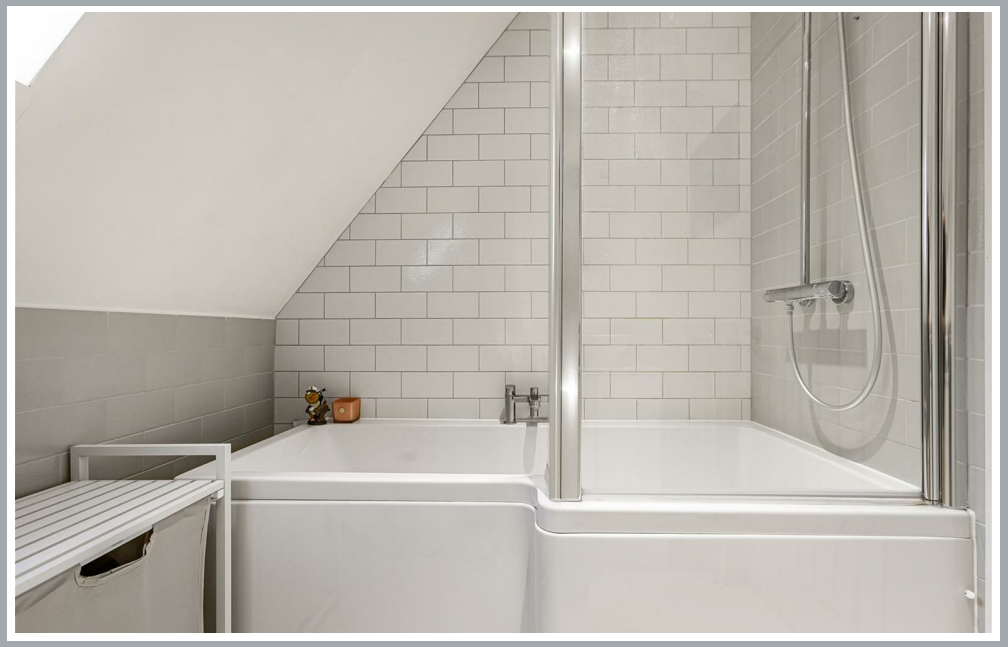




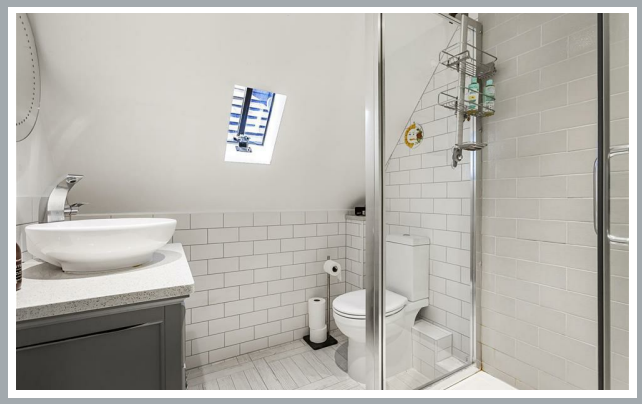




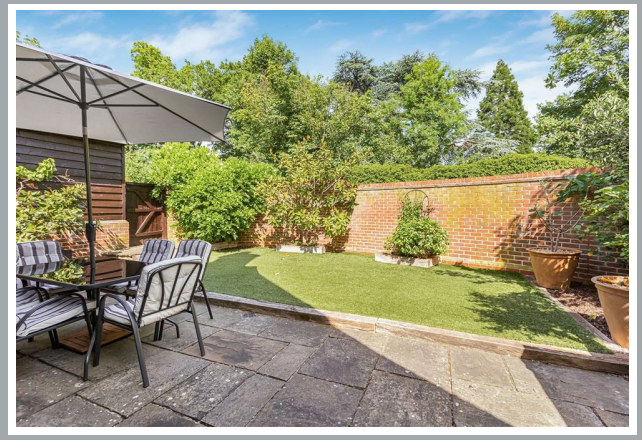
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Approximate Gross Internal Area 1754 sq ft - 163 sq m
(Excluding Garage)
Ground Floor Area 992 sq ft – 92 sq m
First Floor Area 762 sq ft – 71 sq m
Garage Area 177 sq ft – 16 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Steven Oates

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