



The Round House

Ashdene Road, Bayford, Hertford, Hertfordshire, SG13 8PX





The Round House

The Round House is a magnificent country residence circa 1600's in grounds of approx. 9 acres.

This beautiful property offers in excess of 9,200 square feet of internal accommodation comprising seven reception rooms, stunning dining room overlooked by a galleried landing, four bedrooms, bathrooms and connecting to The White Lodge which has been completely remodelled comprising a living room, luxurious kitchen, study, two bedrooms and two bathrooms and leads on to the magnificent swimming pool and complex with gym and office space which is flooded with light and a new gated entrance offering sweeping drive with further parking with four car garaging and charging points.

The landscaped gardens and driveways have been meticulously planned to flow and have good access to the main house through the new spectacular courtyard garden.

This wonderful home benefits from all weather tennis court along with carefully maintained formal gardens with designed vegetable garden and immaculate lawns leading on to a paddock and woodland.

The Round House is set in delightful village of Bayford approximately 3.5 miles south of Hertford. The property is surrounded by greenbelt countryside with Bayford railway line serving London's Kings Cross and Moorgate in less than 35 minutes, less than 1/2 a mile away. The area offers an excellent selection of highly regarded schools including Queenswood, Haileybury Collage and Heath Mount Preparatory school.



Tenure: Freehold
Council Tax: H
Local Authority: East Hertfordshire

















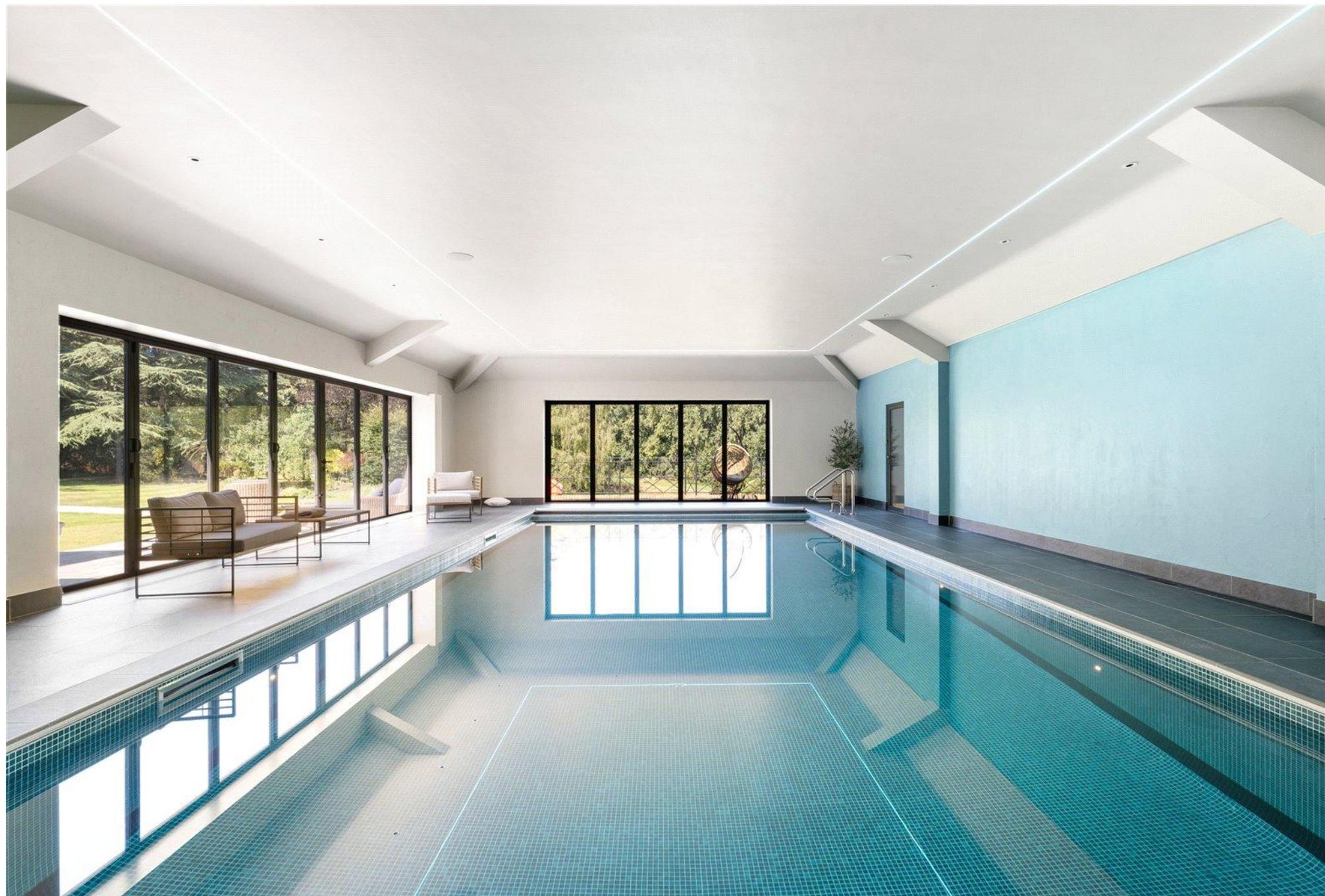






























































The Round House and The White Lodge, 34 Ashdene Road, Bayford SG13 8PX

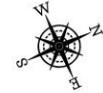
Gross Internal Area (Approx.)

Main House (Excl. Void) = 861 sq m / 9,273 sq ft

Garages = 124 sq m / 1,330 sq ft

Stores = 12 sq m / 128 sq ft

Total = 997 sq m / 10,731 sq ft



Outbuildings Not Shown
in Actual Location or Orientation

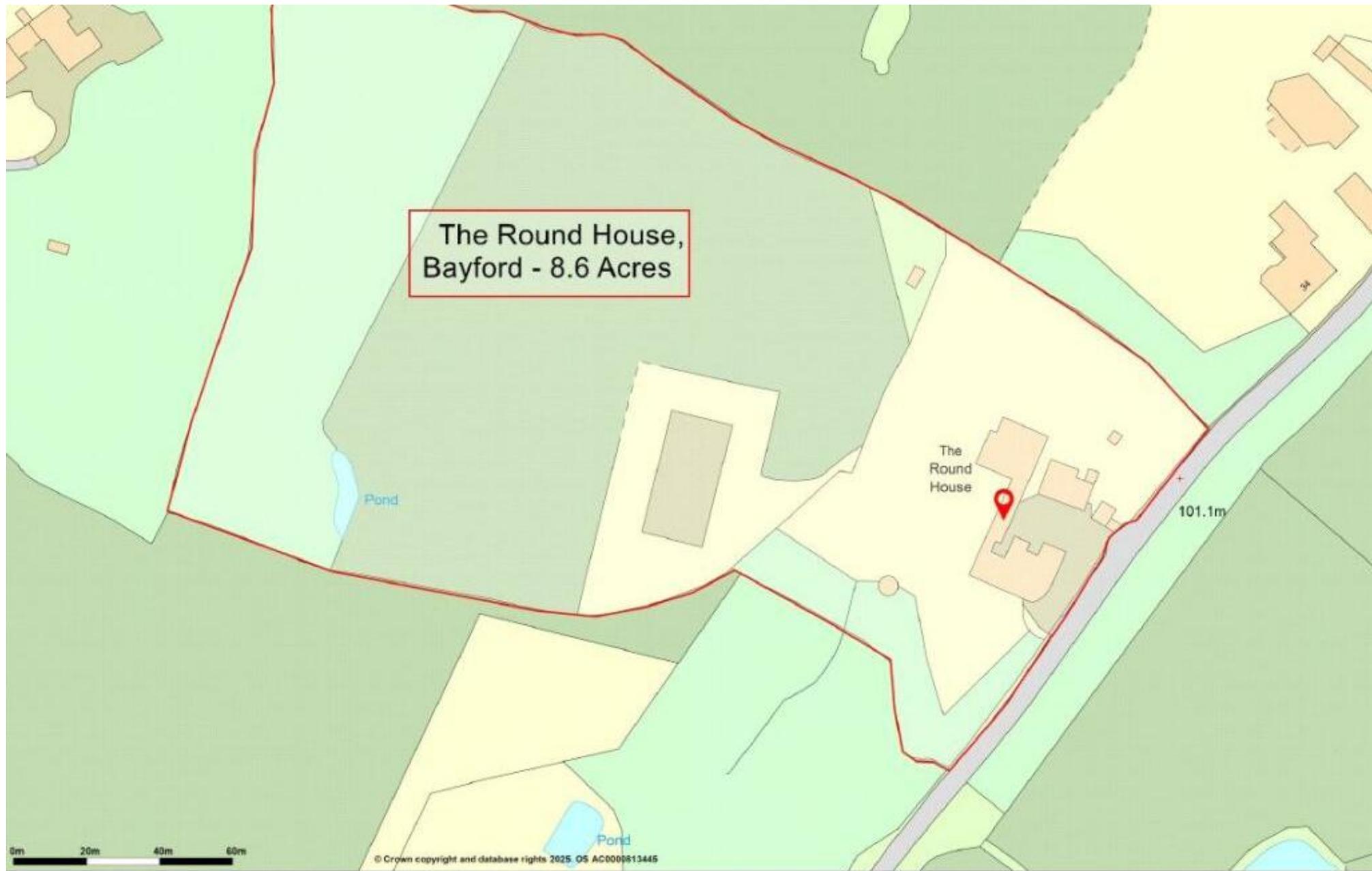


Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2025.



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	55	68
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.





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