

Wormley Hill House, Church Lane
Wormley, Hertfordshire, EN10 7QQ
£1,846 Per week Freehold

STATONS

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Bedrooms 8 | Bathrooms 5 | Receptions 4





Wormley Hill House, Church Lane Wormley, Hertfordshire EN10 7QQ



An exceptional and beautifully refurbished Edwardian residence set in mature landscaped grounds of approximately 3.2 acres.

Having undergone an extensive conversion programme in 1995 this beautiful character house was reverted to its former glory as a private family home.

The current owners have substantially remodelled the property to create superb accommodation ideal for modern family living and entertaining on a grand scale. More recently the rear of the property was redesigned to create a magnificent kitchen/breakfast/sitting room with bi-folding doors opening onto the covered, heated and paved terrace.

The property offers a wealth of original features typical of its age with high ceilings and attractive fireplaces.

Within the grounds is a detached one bedroom cottage ideal for staff or guests.

Externally

The gardens and grounds are approximately 3.2 acres and provide an idyllic, mature setting. There is an extensive area of lawn to the front, studded with a selection of mature deciduous and evergreen trees, whilst the gardens to the rear are very private and focus on a charming ornamental pond.

There are three double garages adjoining the cottage.

Situation

Wormley Hill House stands in a charming rural position on the outskirts of the village of Wormley. The village provides local facilities including a junior school and shops. More comprehensive facilities can be found in nearby Broxbourne just 2.5 miles distant of Hertford. Communications are excellent; the A10 is just 2 miles away and Junction 25 of the M25 is 4 miles. Fast and frequent trains leave Broxbourne Station reaching London Liverpool Street in 32 minutes.

There are a wide range of both private and state schools in the district for all ages, including Haileybury College, Heath Mount, Aldenham, St Edmunds and Haberdashers.

The Hertfordshire Golf Club is 0.5 miles away and Brickendon Grange Golf Club 2 miles distant. Hanbury Manor Spa and Country Club is also within 12 miles, and Brocket Hall just 13 miles away.



Approximate Gross Internal Area
 Ground Floor = 282.3 sq m / 3039 sq ft
 First Floor = 201.4 sq m / 2168 sq ft (Excluding Void)
 Second Floor = 97.3 sq m / 1047 sq ft
 Annex - Ground Floor = 134.8 sq m / 1451 sq ft
 Annex - First Floor = 41.4 sq m / 446 sq ft
 Total = 757.2 sq m / 8151 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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 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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