

The Coach House

Bayford SG13



The Coach House

Bayford, Hertfordshire, SG13 8PR

A unique opportunity to rent this beautifully presented, double fronted family home set in the grounds of Bayford Hall. Located behind a set of gates, you are greeted by the landscaped gardens the property has to offer and ample space for parking.

The ground floor of the property comprises of a fully fitted kitchen with island and breakfast area as well as a fully functioning dumbwaiter with access down to the dining room on the lower ground floor plus a separate utility room. This floor also benefits from a large reception room leading onto an additional room through sliding doors. There is also a gym space.

The lower ground floor boasts a reception room with ample space, ideal for entertaining with a fitted snooker table and a home cinema projector, leading onto the wine cellar. This floor also benefits from a spacious dining room and a fifth bedroom with en-suite.

To the first floor there is a master bedroom with dressing room and en-suite with the added benefit of a balcony overlooking the garden affording beautiful views. There are a further three bedrooms and two bathrooms as well as a study to complete this floor.

The property also benefits from an external lake house with a fully fitted bar and sauna.

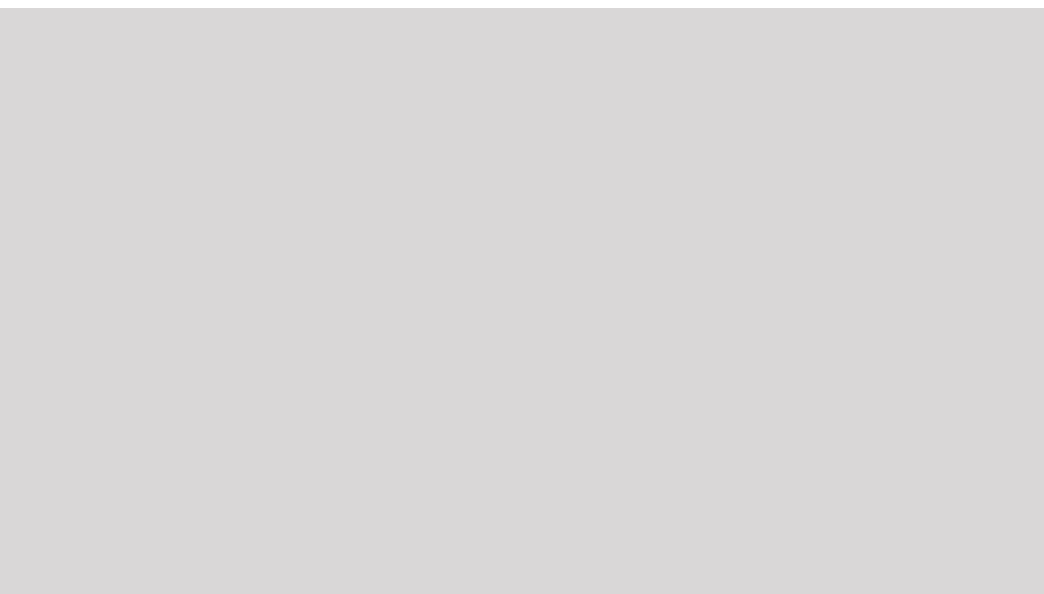
Location:- There are direct links to London from Bayford Station, approximately one mile away giving direct access to central London (Finsbury Park) only 30 mins. The area offers an excellent selection of highly regarded schools including local village primary school and secondary schools.

Council Tax Band H & East Hertfordshire County Council















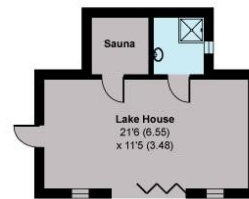




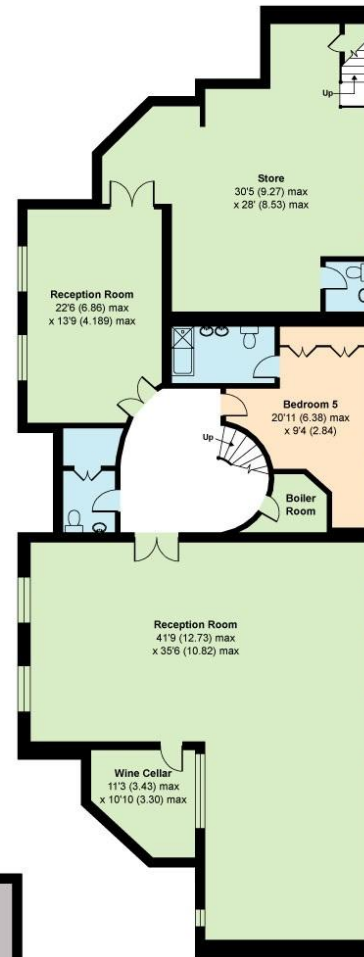
BAYFORD Hall, BAYFORD, SH13 8PR

APPROX. GROSS INTERNAL FLOOR AREA 7943 SQ FT 737.9 SQ METRES (EXCLUDES VOID)
OUTBUILDING & GARAGE APPROX. GROSS INTERNAL FLOOR AREA 664 SQ FT 61.6 SQ METRES (EXCLUDES WC)

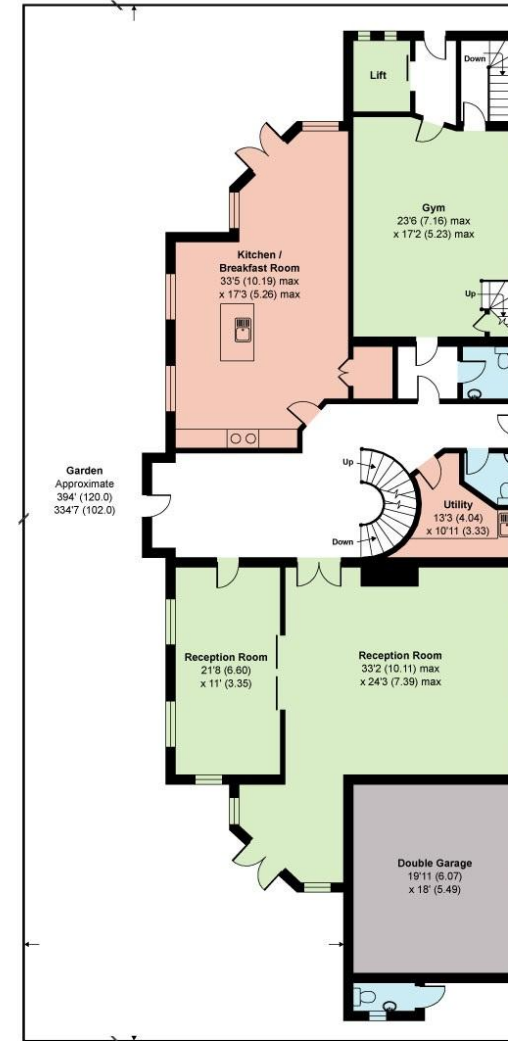
Denotes restricted
head height



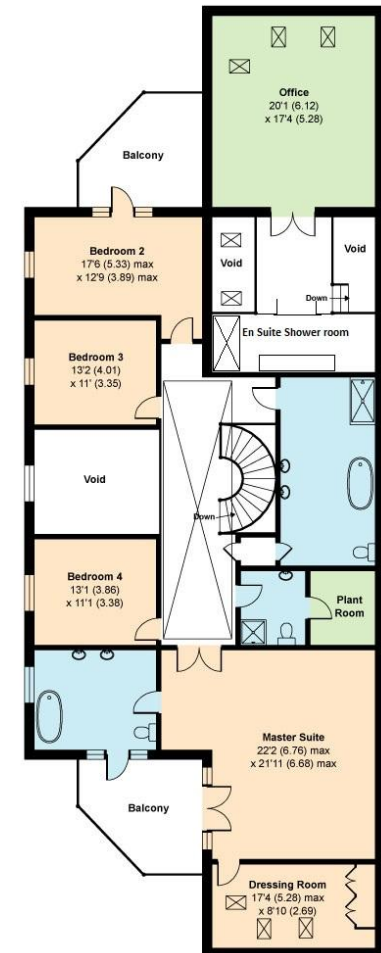
OUTBUILDING



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

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

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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