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# Ludgate House

Newgate Street Village



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## Ponsbourne Park, Newgate Gate Village, SG13 8QS

**Nestled in the tranquil countryside of Newgate Street Village, this modern detached barn conversion offers a perfect blend of luxury and charm. Spanning 3,810 sq ft, this stunning property boasts 4 bedrooms, 3 reception rooms, and 4 bathrooms, providing ample space for comfortable living. The house can be offered either furnished or unfurnished, catering to your specific needs.**

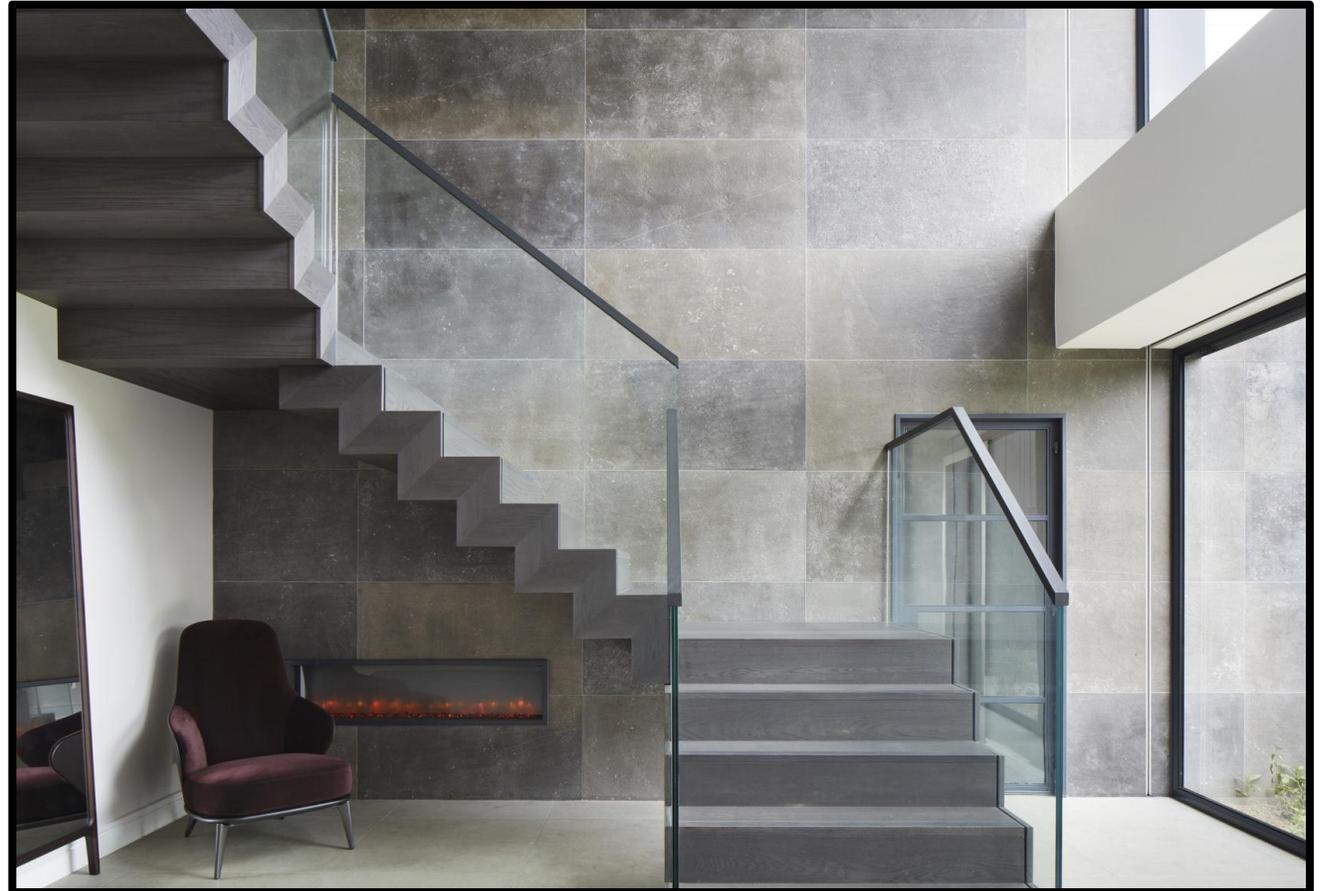
**Accessed via a long private drive, the property is set behind electric gates. This a bright and homely interior, this property exudes a modern and luxurious feel, making it an ideal retreat for those seeking a peaceful lifestyle.**

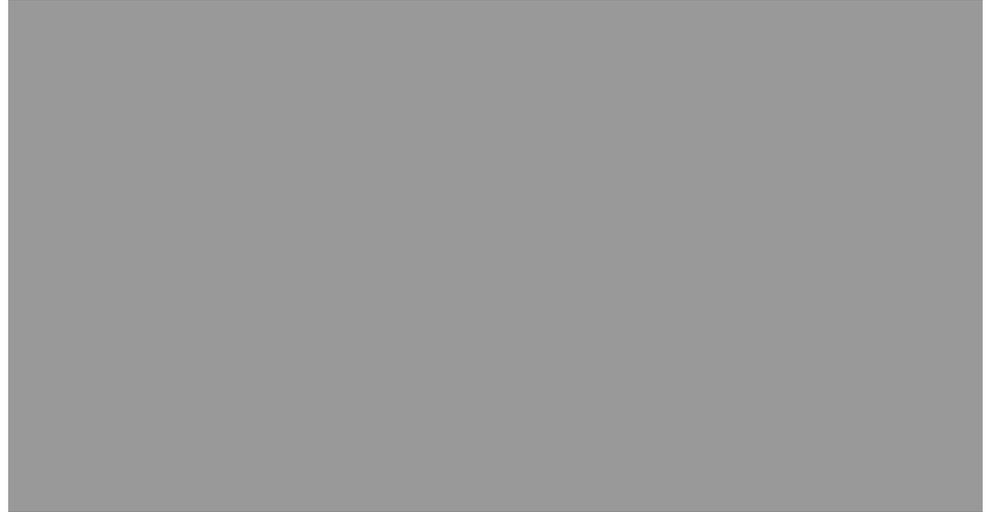
**Enjoy the scenic views from the garden or roof terrace, and take advantage of the convenience of off-street parking and a double garage.**

**Don't miss the opportunity to make this beautiful house your new home. Contact us today to arrange a viewing and experience the charm and elegance of this rural gem.**

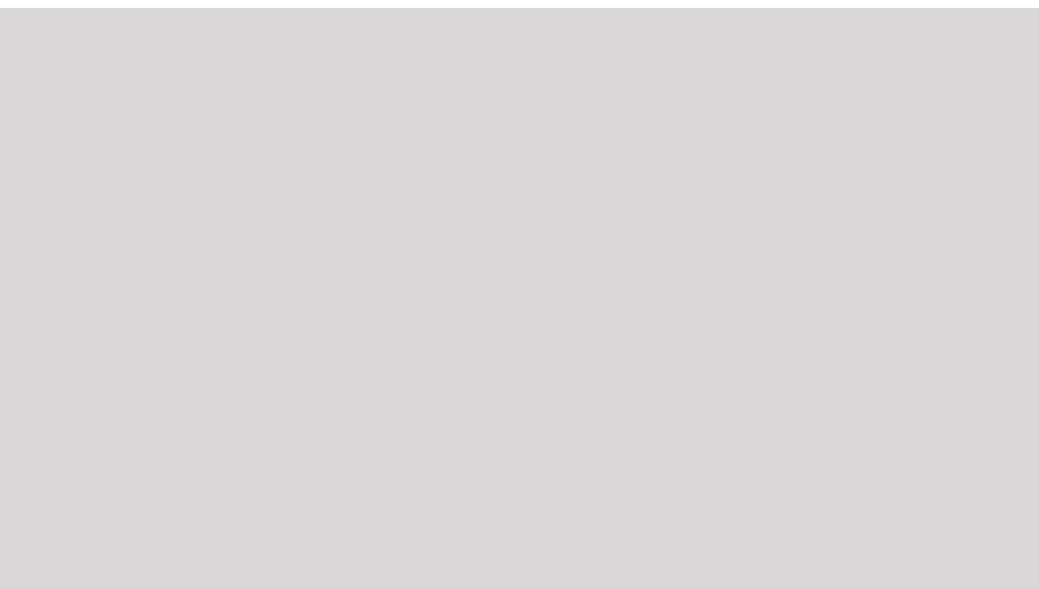
**Expansive views over the Ponsbourne Park valley and the Great Wood.  
Newly constructed 6 years ago by Islandbridge Properties**

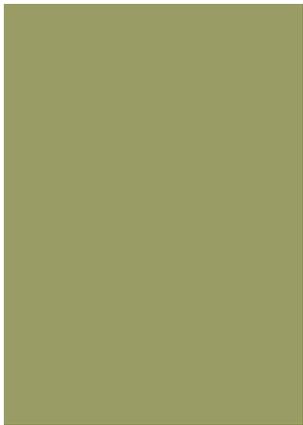
**Welwyn Hatfield Council  
Council Tax Band H**



















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		91
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

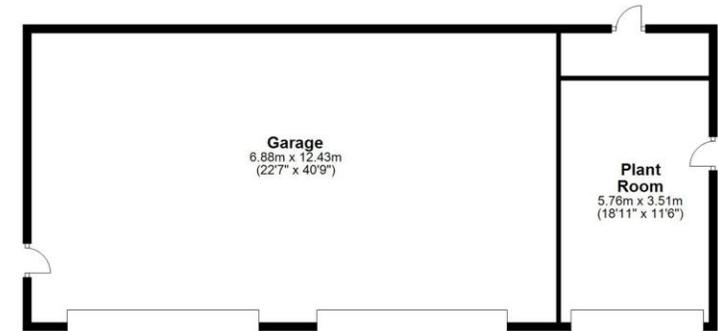
**Ground Floor**  
Approx. 200.6 sq. metres (2159.0 sq. feet)



**First Floor**  
Approx. 126.3 sq. metres (1359.3 sq. feet)



**Outbuilding**  
Approx. 110.4 sq. metres (1187.8 sq. feet)



Total area: approx. 437.2 sq. metres (4706.2 sq. feet)

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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