



# Round House

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

# Round House

Round House being 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 meticulously kept 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.

Council Tax - H  
Local Authority - East Hertfordshire

















































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# The Round House, Ashendene Road

Approximate Gross Internal Area = 9273 sq ft / 861.5 sq m  
(Excluding Void / Including Swimming Pool)

Garage = 1330 sq ft / 123.6 sq m

Store = 128 sq ft / 11.9 sq m

Total = 10731 sq ft / 997 sq m



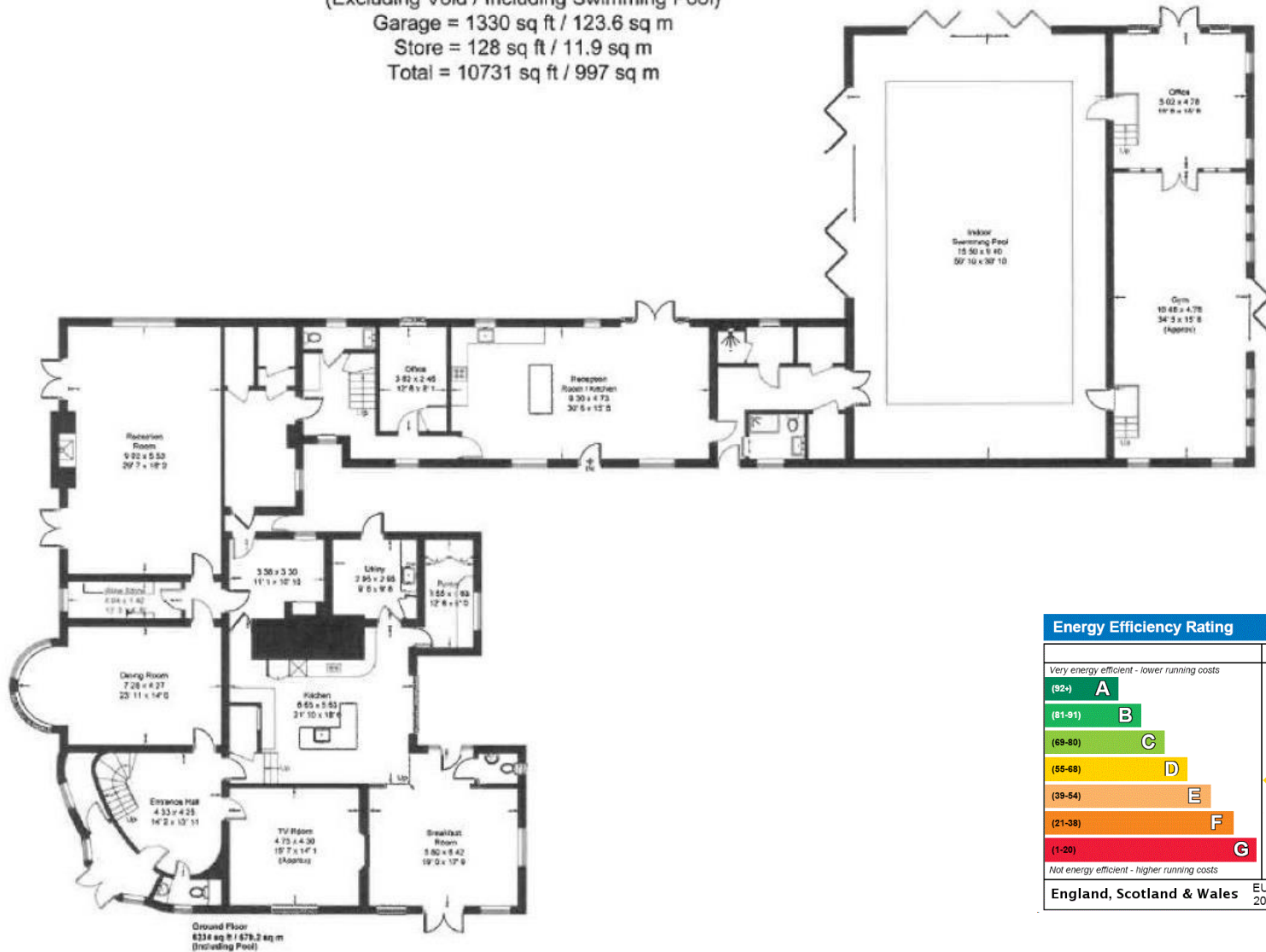
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	55	68
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient -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

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# Site Plan



Ashdene rd



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