

7 Highfield Farm Mangrove Lane
Herford, SG13 8QJ
Guide price £434,995





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A beautiful two-bedroom mews style property forming part of this beautiful development, surrounded by open countryside.

The property enjoys lots of character with farmhouse style doors with metal latches throughout and wooden floors. There is a private enclosed front garden and allocated parking for two cars. A real feature is the shared ownership of adjoining paddock.

Enter via the entrance hallway, a large square lounge with vaulted ceilings and dual aspect, wooden flooring and a focal point of a log burner. The kitchen is fitted with a range of base and eye level units and lovely views through the window.

There is a nicely finished bathroom, a double bedroom with upgraded en-suite and has been fitted out with built-in wardrobes and a second bedroom.

There are 2 parking spaces to the rear of the development.

ABOUT HIGHFIELD FARM

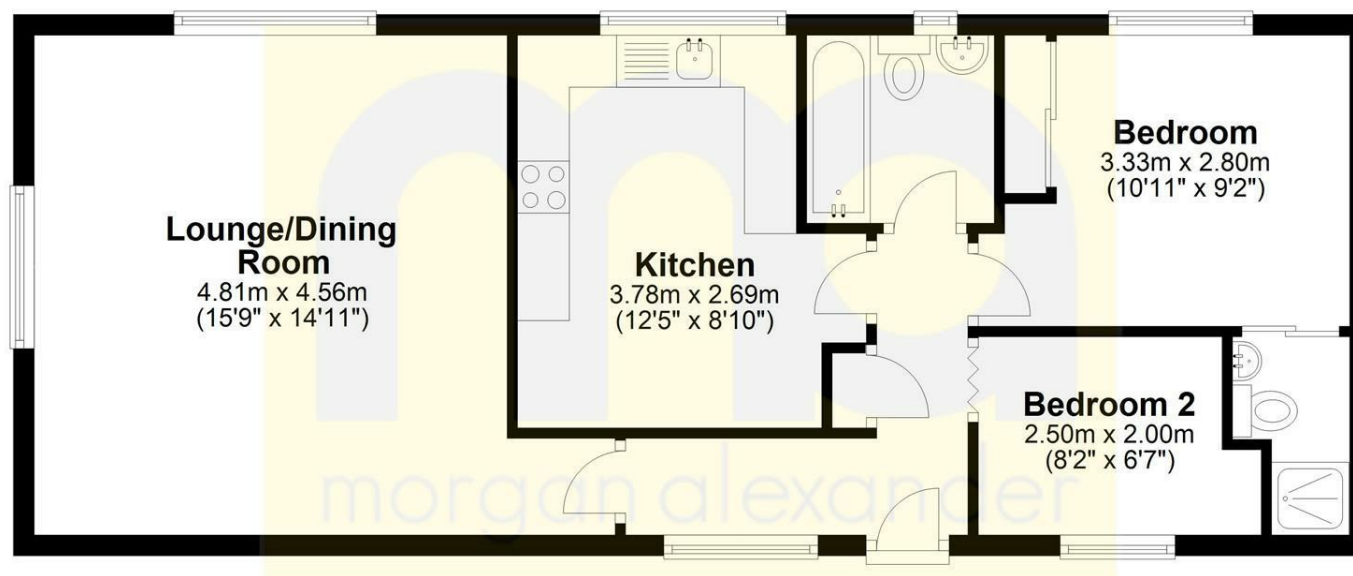
Highfield Farm dates back to the early 1920's and was originally a sheep and cattle farm. In 1923, Highfield Farm was purchased by John Ben Snow, an American millionaire and Director of Woolworths, he was one of a handful of managers to come to the UK to spearhead the 'Woolies' invasion of Britain. During his time here (between the two wars) It appears he put Highfield Farm on the map. Whilst here he discovered he had a passion for horses and developed a polo and racing stable (the Polo viewing tower still remains) Highfield Farm became a weekend social centre, where he entertained company executives, hosting lavish parties with American ex-pats and the cream of high society.





Ground Floor

Approx. 61.0 sq. metres (656.2 sq. feet)



Total area: approx. 61.0 sq. metres (656.2 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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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