

Wych Elms Goldings Lane
Herford, SG14 2PX
Guide price £1,150,000





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Approaching the property, you are welcomed by an enchanting drive through the 110-acre estate. Victorian bridges, grazing fields, and sweeping views of the countryside set a picturesque scene, highlighting the grandeur of this exclusive location.

Stepping into the home, you are greeted by an inviting entrance hallway that sets the tone for the accommodation. The ground floor boasts:

A spacious, dual-aspect living room (4.24m x 6.26m), bathed in natural light and perfect for relaxing or entertaining.

A beautifully appointed kitchen/dining room (3.52m x 6.11m), featuring oak worktops, a feature fireplace, and space for freestanding appliances, offering a charming space for culinary creations and family gatherings.

A separate office (2.90m x 3.40m), ideal for remote working or study.

An additional dual-aspect sitting room/bedroom (4.24m x 4.38m), providing versatile living options.

A cloakroom/utility room for added convenience.

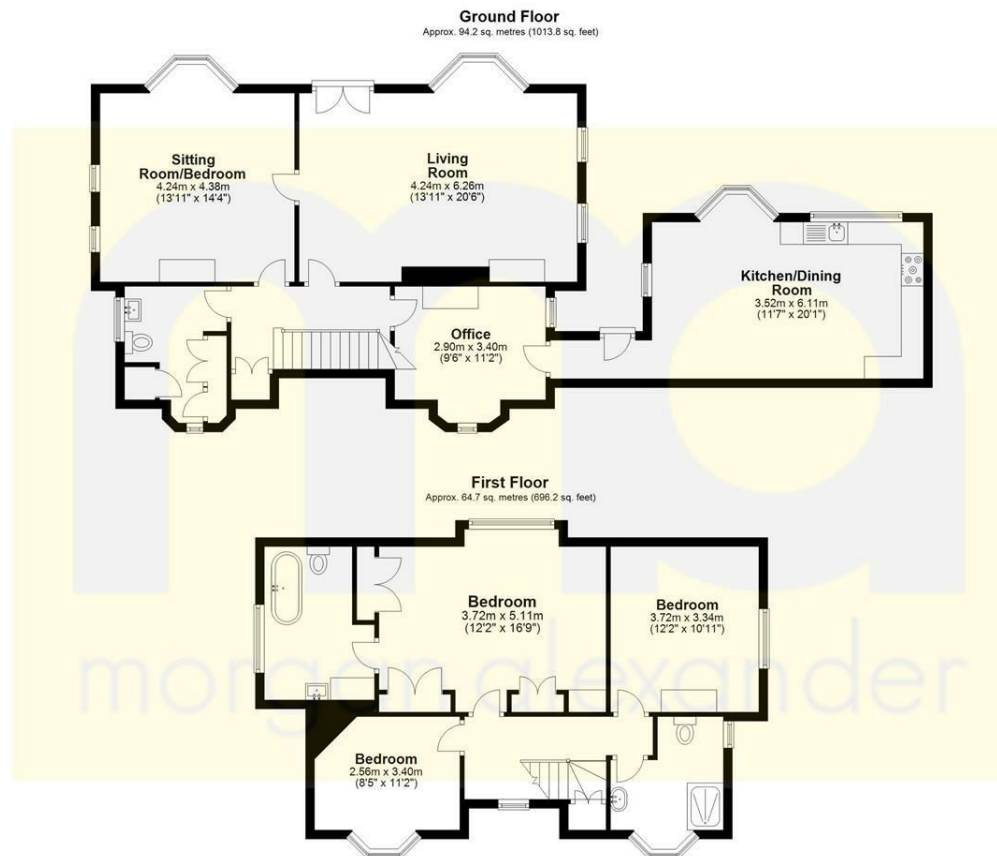
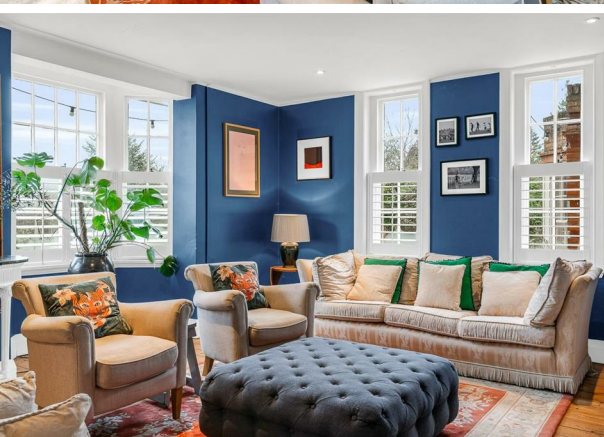
The first-floor landing, full of character, leads to:

A generous principal bedroom (3.72m x 5.11m) with an en-suite shower room, offering a serene retreat.

Two further well-proportioned bedrooms (3.72m x 3.34m and 2.56m x 3.40m), ideal for family or guests.

A family bathroom, thoughtfully designed to serve the upper floor.





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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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 & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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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