

**1 Watton House Stables**  
**Herford, SG14 3NZ**  
**Guide price £775,000**

**ma**  
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## 1 Watton House Stables Hertford, SG14 3NZ

### Property Highlights

- Welcoming Entrance Hall: Featuring parquet flooring, a front-facing window, and stairs rising to the first floor, setting the tone for the home's charm.
- Kitchen/Dining Room: Overlooking the garden, this space boasts parquet flooring, fitted wall and base units, and room for appliances, ideal for family meals or entertaining.
- Living Room: A bright, dual-aspect room with a feature fireplace and a door leading to the garden, perfect for cozy evenings and summer gatherings.
- Utility Room: A practical space with access to a storage room, garden, and a convenient ground-floor cloakroom/WC.
- Bedrooms: Three well-sized bedrooms, all with fitted wardrobes, offering ample storage.
- Family Bathroom: A modern suite serving the first floor.

### Outdoor Space

The mature gardens are a generous size, featuring established trees, a large expanse of lawn, and a terrace area ideal for outdoor dining and entertaining. The property benefits from two garages and offers significant potential for further development. Subject to the necessary planning permissions, there is scope to extend the existing property or even build a new dwelling on the land to the side of the house. A side gate provides convenient access to the front garden, which is set behind a brick wall and includes a driveway offering off-street parking.

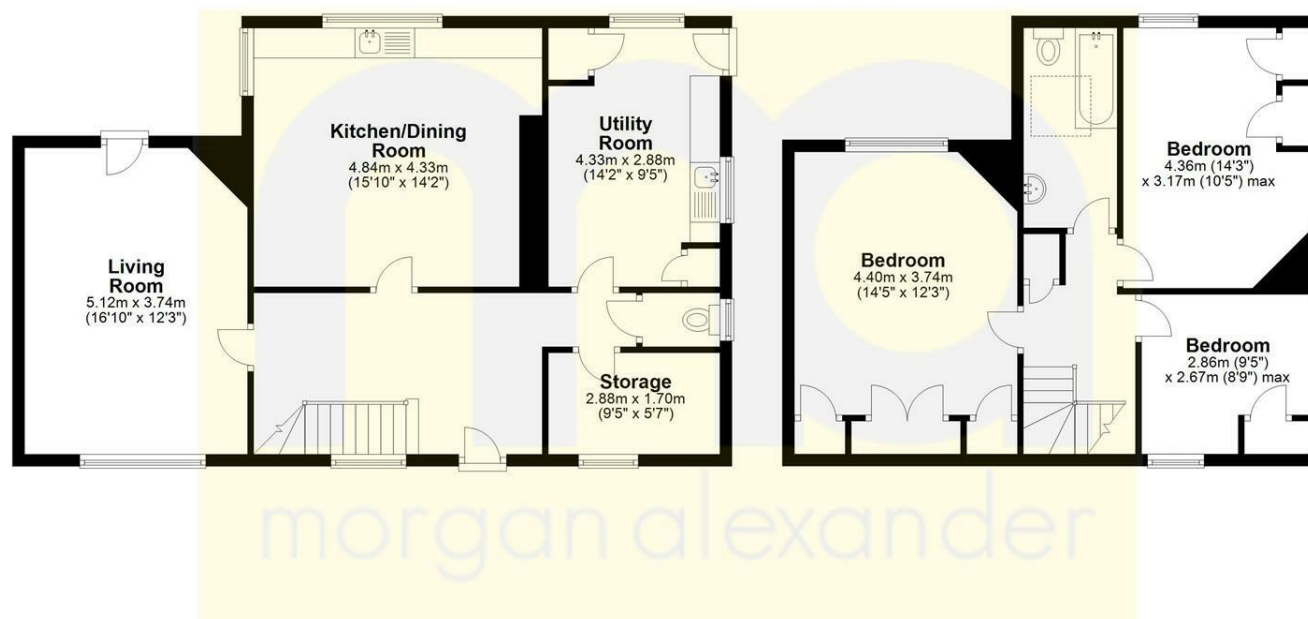








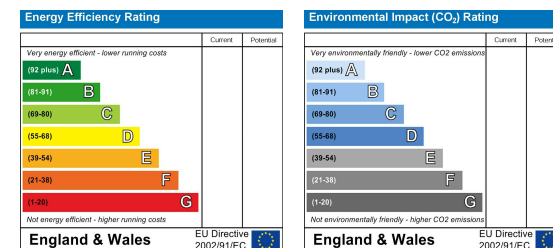
**Ground Floor**  
Approx. 75.3 sq. metres (810.9 sq. feet)



**First Floor**  
Approx. 53.9 sq. metres (579.7 sq. feet)

Total area: approx. 129.2 sq. metres (1390.6 sq. feet)

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