

7 Cowbridge
Hertford, SG14 1PG
Offers in excess of £1,200,000

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The Property

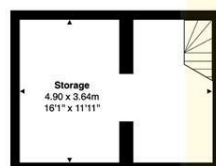
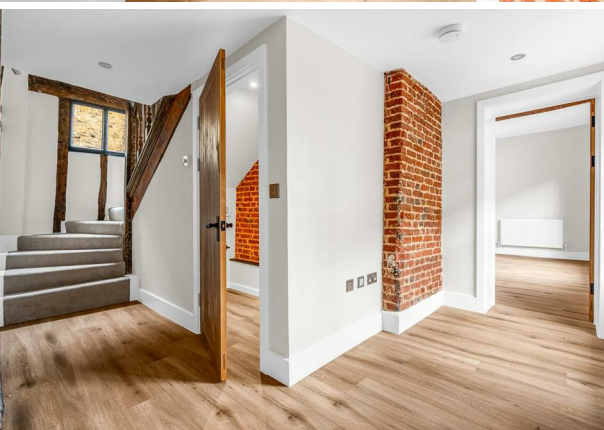
This striking four-storey Grade II listed residence offers over 2,275 sq ft of exquisitely restored accommodation, blending heritage charm with modern luxury. Every element has been carefully crafted by master tradespeople to revive this important 15th-century building, with 17th- and 18th-century additions, into a home of real distinction.

The welcoming entrance hall leads to a cloakroom/WC and elegant reception rooms. The ground-floor living room is a true showpiece – high ceilings, triple-aspect sash windows, a feature brick fireplace, and exposed timber beam create warmth, character and drama. The kitchen/dining room forms the heart of the home, with bespoke cabinetry, high-spec integrated appliances, breakfast bar and dual-aspect windows – perfectly balancing period beauty and contemporary design. Stairs descend to the basement, home to the plant room and useful storage/utility area.

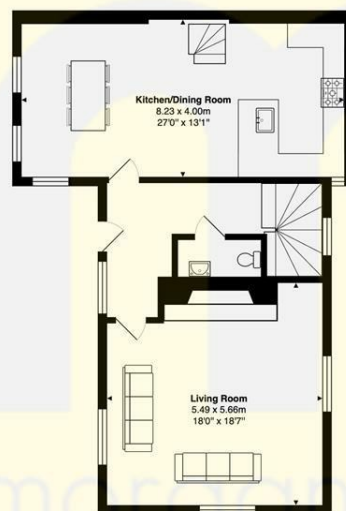
On the first floor, a spacious landing leads to the indulgent master suite with walk-in wardrobe and en-suite, plus two further double bedrooms sharing a stylish Jack-and-Jill shower room. The top floor offers a generous guest bedroom with en-suite, ideal as a studio, home cinema or office.

Externally, the home sits behind wrought-iron railings with matching gate and includes an electric car charging point – modern convenience within historic surroundings.

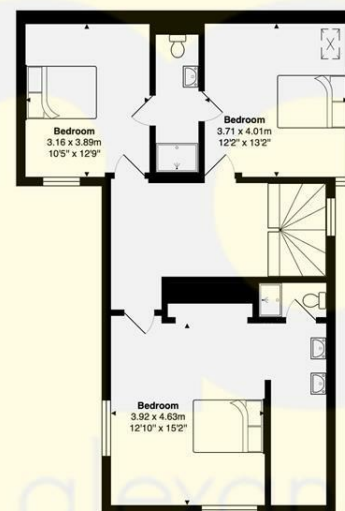




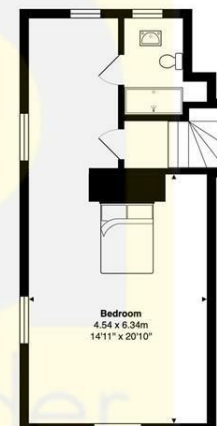
Basement
Area: 17.9 m² ... 192 ft²



Ground Floor
Area: 78.2 m² ... 842 ft²



First Floor
Area: 78.1 m² ... 841 ft²



Second Floor
Area: 46.5 m² ... 501 ft²

Total Area: 220.7 m² ... 2376 ft²

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, mis-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

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