

**Hamels Mansion Hamels Park**  
**Buntingford, SG9 9NA**  
**Guide price £450,000**

**ma**  
morgan alexander





## Hamels Mansion Hamels Park Buntingford, SG9 9NA

Converted in recent years to an exacting standard, the apartment showcases generous proportions and high-quality finishes throughout. Accessed via an impressive communal reception hall featuring a sweeping mahogany staircase, the home immediately conveys the grandeur of the original mansion while offering modern luxury living.

At the heart of the property is a striking open-plan living and dining space, flooded with natural light and enjoying picturesque views across the surrounding parkland and golf course. A bespoke Italian-designed kitchen with quartz worktops and integrated appliances sits seamlessly within the space, complemented by refined finishes and designer fittings.

The principal bedroom suite is beautifully appointed and features a luxurious en-suite bathroom, with a dressing area that enhance both style and practicality. A second spacious double bedroom, together with fitted wardrobes is served by a contemporary family bathroom, making the apartment ideal for guests, family living, or a refined home office arrangement.

Residents benefit from secure entry, allocated parking and visitor spaces, as well as access to the landscaped communal grounds that surround the mansion. The setting provides a tranquil countryside lifestyle while remaining well connected, with the nearby A10 offering convenient routes to both London and Cambridge and rail links available from nearby Ware and Hertford.

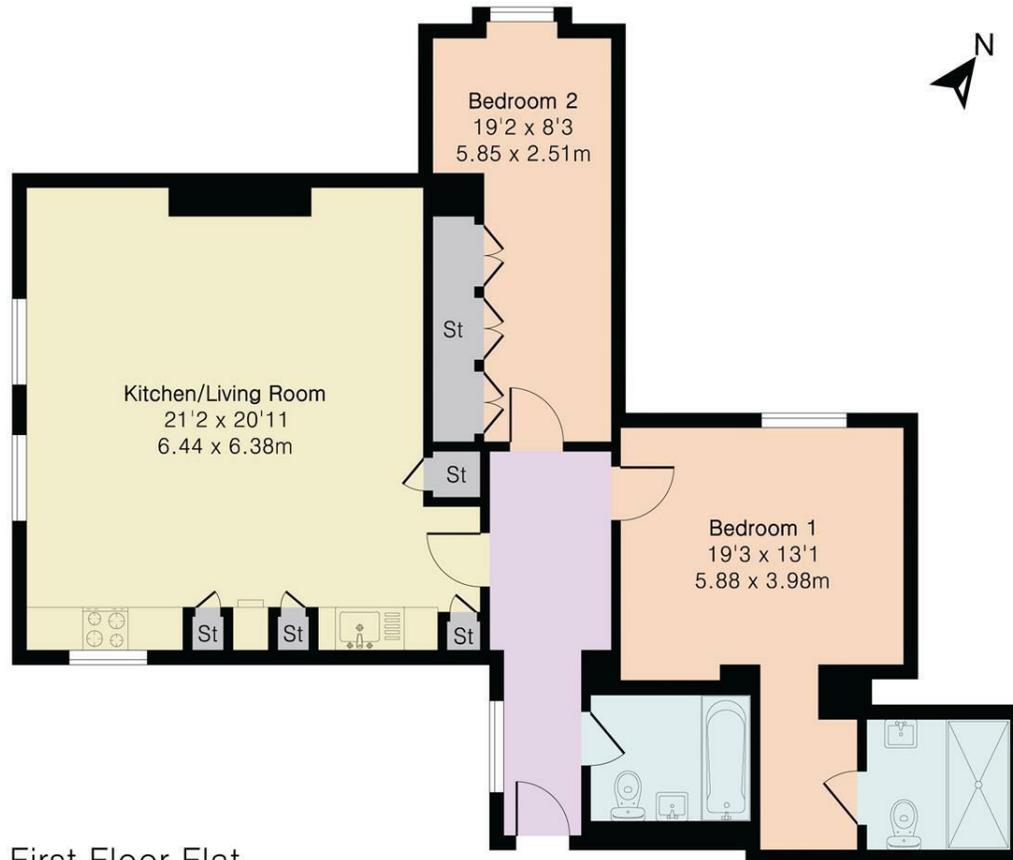
Combining centuries of architectural heritage with modern luxury finishes, this remarkable apartment offers a rare opportunity to own a home within one of Hertfordshire's most characterful historic residences—perfect as a primary residence, countryside retreat, or elegant



FIRE EXIT



Approximate Gross Internal Area 950 sq ft - 88 sq m



First Floor Flat

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