



The Old House  
6 Widford Road | Hunsdon | Hertfordshire | SG12 8NW

FINE & COUNTRY

# Seller Insight

“When we first viewed The Old House, we were drawn to its homely feel and lovely period features and we immediately knew that it had the potential to become a beautiful, family home,” say the current owners.

“As the property is Grade II\* listed, all of the improvements have been made to utilise the space that we already have. We opened up the kitchen and dining area to create a modern, family orientated space that is the heart of our home. Our guests gravitate to the warmth of the AGA and it's a fabulous room for entertaining, as well as enjoying meals together as a family. We also spend a lot of time in the annexe during the summer months as sliding doors lead out from the living room to the garden where our children can safely play.”

“The location has been fabulous too. The village has two popular pubs and a shop which is ideal for a Sunday paper and pint of milk. The active village hall can be hired for children's parties and has something for all of the community to enjoy, including baby and toddler groups, badminton, Scrabble clubs and social events. There are lots of pretty walks in the area and we enjoy spending time at the airfield and secret wood where we build dens and climb trees with our children.”

“Mature trees and high fencing create a sense of seclusion and privacy in the fully enclosed garden. We like to relax on the swing seat at the end of a busy day and our children can run free and play on their swings and slides. Perhaps our favourite moments have been those spent watching them tend to their vegetable patch where they have enjoyed a good crop of raspberries, strawberries and rhubarb this year.”

“We moved here from London and the area has completely surpassed our expectations. It's just a short train journey back into the City which is ideal for work and for an evening out.”

“We've hosted lots of celebrations, including work do's, college reunions and garden parties for up to 40 guests.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





# Step inside

## The Old House

A delightful Grade II\* Listed family home that offers versatile living accommodation in a house that has been sympathetically restored over the years. Originally a late Medieval Hall House the property offers 4 double bedrooms, 2 bathrooms and detached accommodation with flexible living space.

The covered porch leads into a small hallway that opens onto a spacious dining room-kitchen. These bright rooms have dual aspect windows with a dining room that is used for family dining as well as formal entertaining. There is an inglenook fireplace with the original lintel dated 1687. The kitchen has a gas-fired AGA, a modern ceramic hob and oven, fitted cabinets and a sink area overlooking the garden. Off the kitchen is a small utility area with room for a separate washer and dryer as well as housing the gas boiler.

A doorway leads to an alcove with storage, then onto newly fitted shower room and a separate double bedroom. This is ideal as guest accommodation.

The living room has solid oak flooring, and 18th century corner cupboard and a second original inglenook fireplace with a multifuel burner. The back of the room has French doors that open into the garden. There is doorway leading onto a playroom that could be easily used as a study. Both this room and the kitchen lead into a rear hallway then onto the garden.

The first floor has a landing with 3 double bedrooms and a family bathroom.

A few steps from the back door is the newly built accommodation replacing the garage. This has a study/occasional bedroom, a separate shower room and toilet and a large living room with dual aspect sliding doors overlooking the garden. Accessed above by a custom-made ladder is a mezzanine used for storage and children's den.





“ This is a house for all seasons. We use the annexe a lot during the summer months, whilst the living room has a lovely, cosy feel in the winter especially when we snuggle up to watch a film in front of the roaring fire.”





# Step outside

## The Old House

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In all the plot measures approximately 0.25 of an acre. There is an in and out carriage driveway behind a high hedge with parking for several cars. There is an 18th century cartouche of "Wheatsheaf", a pub, on the lime rendered façade alluding to the long history of the house. There is gated access down both sides of the house.

The rear garden is a combination of paved areas and laid lawn. The garden is mature with large yew trees and a laurel hedge providing seclusion. There are 2 storage sheds and log stores for firewood. Steps lead to a cellar that has an unvented cylinder and is used as storage.

Hunsdon is a pretty Hertfordshire village with historic links to Henry VIII. There are 2 pubs, a local shop/Post Office and Village Hall that is the centre of an active local community. Hunsdon JMI School has a good Ofsted rating and has been in the top 20 national primary school league tables, with students going on to secondary schools in Bishops Stortford, Ware and Hertford. Good transport links include proximity to the A10 and M11, Stansted Airport and fast trains from Harlow to London.

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“ We will miss this unique, family home and we have been very happy here. We have made a lot of good friends, including our neighbours but we are relocating to be closer to our children’s new school.”



**BASEMENT LEVEL**  
 APPROX. FLOOR  
 AREA 106 SQ.FT.  
 (9.8 SQ.M.)

**GROUND FLOOR**  
 APPROX. FLOOR  
 AREA 1608 SQ.FT.  
 (149.4 SQ.M.)

**1ST FLOOR**  
 APPROX. FLOOR  
 AREA 683 SQ.FT.  
 (63.4 SQ.M.)

**TOTAL APPROX. FLOOR AREA 2397 SQ.FT. (222.7 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Tel: +44 (0)1920 443898

[ware@fineandcountry.com](mailto:ware@fineandcountry.com)

110 High Street, Ware, Hertfordshire SG12 9AP

