



## **SE1187 Country Manor Film Location**

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**Location:** Hertfordshire, United Kingdom

**Within the M25:** No

**Categories:** Period Houses | Stately Homes & Manors | Family Modern

**No Bedrooms:** 7

### Features:

#### Bathroom Types

- En-suite Bathroom
- Modern Bathroom
- Shower Room

#### Bedroom Types

- Double Bedroom
- Spare Bedroom
- Teenager's Bedroom

#### Exterior Features

- Back Garden
- Front Garden
- Outbuildings
- Outdoor Pool
- Paddock
- Patio

#### Facilities

- 3 Phase Power
- Green Room
- Internet Access
- Mains Water
- Toilets

#### Floors

- Carpet
- Stone Floor

#### Interior Features

- Furnished
- Period Fireplace
- Wood Burning Stove

#### Kitchen Facilities

- Aga
- Breakfast Bar
- Island
- Kitchen Diner
- Large Dining Table

#### Kitchen types

- Kitchen With Island
- Rustic Kitchens
- Wooden Units

#### Parking

- Driveway

#### Rooms

- Cellar
- Games Room
- Gym
- Home Cinema
- Living Room

#### Walls & Windows

- Exposed Beams
- Large Windows
- Painted Walls

- Lounge
- Study

## Interior

The property has been recently refurbished and extended to a very high standard, with the original property displaying oak mullioned windows, studded and latched internal oak doors, oak beams and external teak guttering and downpipes. By contrast, the more recent extension sympathetically references the features of the Arts & Crafts Movement, but exudes a more contemporary feel, the centerpiece of which is a large 3 bay oak barn living space with glass fronted minstrels gallery.

The internal proportions of the property are as follows:

Original Farmhouse: Entrance Hall 5.25m x 4.25m Kitchen 7.25m x 4.25m widening to 5.25m Snug 4.25m x 4m Rear Hall Office 5m x 3.75m Utility/Washroom Cellar 5m x 2.25m Master Bedroom 5.25m x 4.25m Ensuite Bathroom Walk-in Wardrobe Bedroom 2 5.25m x 3.25m Bedroom 3 4m x 3.25m Bedroom 4 3.75m x 3.75m Bedroom 5 3.5m x 2m Family Bathroom

Contemporary Extension:

Link Hallway 4.75m x 2.5m Barn 4m x 7.5m Living Room 4.75 x 5.75m Back Hall 7.75 x 1m Bathroom Bedroom 6 4.25m x 3.75m Bedroom 6 Ensuite Bedroom 7 5m x 2.75m Bedroom 7 Ensuite Gym 2.75m x 4.5m Cinema Room 4.5m x 3.25m Games Room 5m x 6.75m

3 Phase electricity is supplied to the property.

## Exterior

There is a long drive up to the detached property that stands in approximately 3½ acres. It provides extensive parking and has south facing grounds that consist of a mature garden of approximately 1½ acres, an outside , a brick built coach house and the remaining two acres form a grass paddock mostly to the front and side of the property.







