









# The Hollies, School Lane

## Hartford

A particularly attractive Grade II Listed detached period house dating back to the early 18th Century, with consent for a contemporary glass kitchen extension and detached double garage, situated on a private road within easy walking distance of the village centre and The Grange School.

The existing house extends to just under 4,000sq. feet and provides a wonderful expanse of well proportioned, character accommodation that retains a plethora of period features. There are three principal reception rooms, all with pleasant westerly aspect over the established front gardens and all featuring attractive period fireplaces. The fitted kitchen adjoins a breakfast room, beyond which is a large utility room/scullery and boot/boiler room. To the first floor are 5 excellent bedrooms, two bathrooms (one en-suite to the principal bedroom), a shower room and separate WC.

The existing consent provides for a contemporary glass extension to the rear of the house to accommodate a new kitchen with access to a courtyard garden, and a further rear extension to provide a playroom and cloakroom/WC. Remodelling of the existing rear ground floor accommodation would create a secondary kitchen, family room, dining room and WC with cloakroom. The approved plans can be viewed by clicking on the attached link.

The house stands in attractive formal gardens with cast iron veranda to the front of the house, accessed from the lounge and sitting room. To the rear of the house is a large courtyard area and driveway providing ample parking.

Council Tax band: H

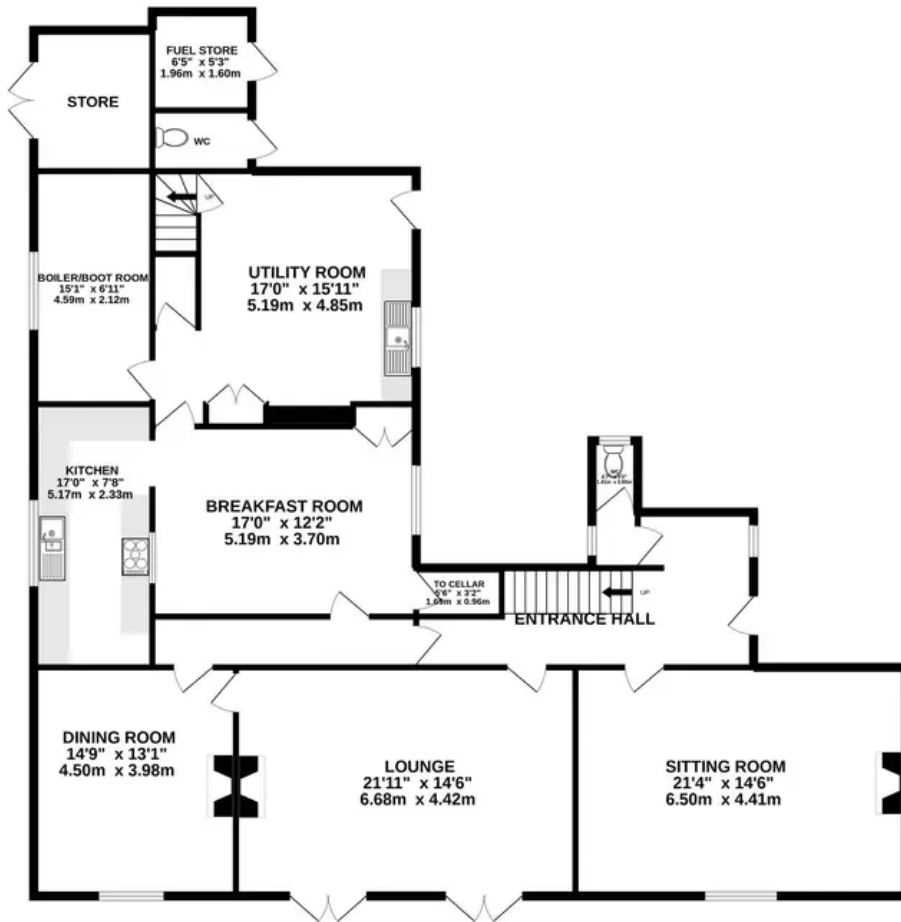
Tenure: Freehold

- Attractive Grade II Listed period house with planning permission for extension

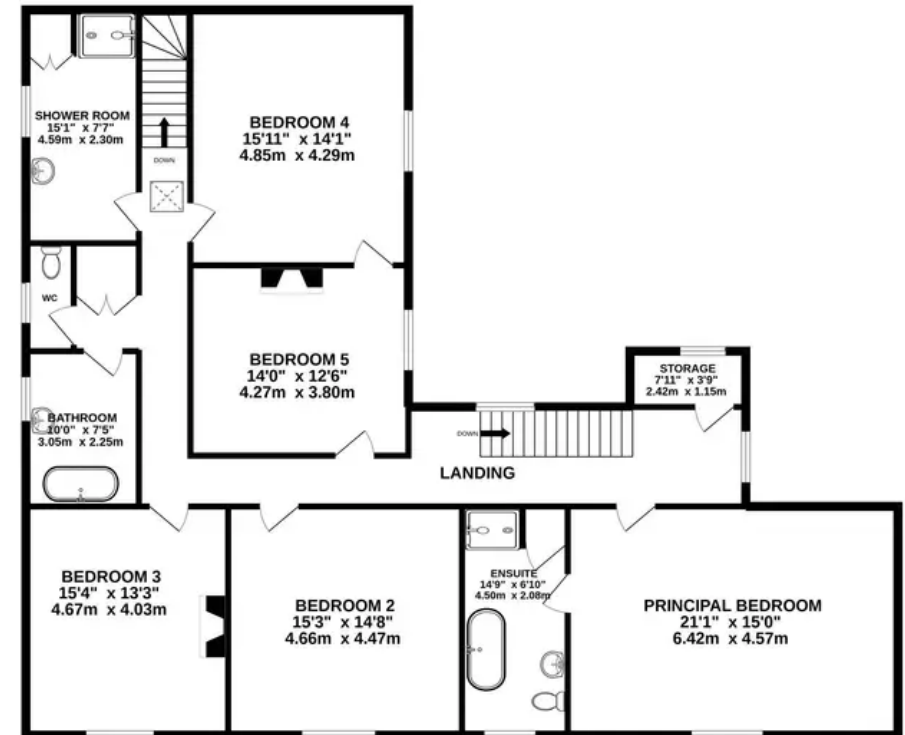




**GROUND FLOOR**  
1997 sq.ft. (185.5 sq.m.) approx.



**1ST FLOOR**  
1894 sq.ft. (176.0 sq.m.) approx.



**TOTAL FLOOR AREA : 3891 sq.ft. (361.5 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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