



**Elliot Heath**  
ESTATE AGENTS

**The Old Rectory Sacombe Green, Sacombe**

Guide Price **£1,500,000**



# The Old Rectory Sacombe Green

Sacombe, Ware

Grade II Listed Jacobean Rectory circa 16th century 4 beds, 4 receptions, 3 bathrooms, annexe, vaulted ceilings, original features, set in 6.8 acres of stunning gardens rural Hertfordshire location.

Council Tax band: TBD

Tenure: Freehold





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, miss-statement or use of data shown.

Property marketing provided by [www.matthewkyle.co.uk](http://www.matthewkyle.co.uk)



### **Entrance Hall**

Jacobean windows to front and side aspect and doors to:

### **Living Room**

13' 1" x 21' 2" (4.00m x 6.45m)

Dual aspect with Jacobean windows to front and side aspect, radiator, exposed timbers, Jacobean fireplace, glazed double doors to:

### **Sitting Room**

19' 3" x 24' 11" (5.87m x 7.60m)

With Jacobean windows to front and rear aspect, vaulted ceiling, exposed timbers, two radiators, door to breakfast room and door to:

### **Rear Lobby**

With door to outside and door to:

### **Shower Room**

With window to side aspect. Fitted with a suite comprising shower cubicle, wc, wash hand basin.

### **Breakfast Room**

18' 0" x 14' 6" (5.48m x 4.42m)

With Jacobean windows and doors to the rear garden, radiator, exposed timbers, wood flooring, open to the kitchen and door to:

### **Inner Lobby**

With door to:

### **Larder**

Larder storage area.

### **Kitchen**

With Jacobean windows over looking the garden. Fitted with a range of wall and base storage units with work surfaces over, Butler style sink unit, integrated appliances, wood flooring, exposed timbers, built in storage cupboards, door to:

### **Dining Room**

19' 3" x 13' 1" (5.87m x 3.99m)

With Jacobean windows to front and side aspect, two radiators, Jacobean panelling to walls, exposed timbers, wood flooring, Jacobean fireplace, double doors to staircase to:





### **First Floor Landing**

With window to rear aspect, built in storage cupboard, exposed timbers and brickwork and doors to:

### **Bedroom One**

18' 8" x 12' 11" (5.69m x 3.94m)

Triple aspect with Jacobean windows to front side and rear aspect, two radiators, exposed timbers, Jacobean fireplace, door to:

### **En Suite Bathroom**

Jacobean window. Fitted with a suite comprising panel enclosed bath, dual flush wc, wash hand basin, tiled splash back areas, exposed timbers, radiator/towel rail.

### **Bedroom Two**

13' 5" x 14' 11" (4.08m x 4.54m)

With Jacobean windows to front and side aspect, radiator, exposed timbers, Jacobean fireplace.

### **Bedroom Three**

13' 5" x 13' 5" (4.08m x 4.09m)

With Jacobean windows to side and rear aspect, radiator, exposed timbers, access to the loft room via fixed wooden ladder stairs.

### **Bathroom**

With Jacobean window to rear aspect. Fitted with a suite comprising panel enclosed bath, dual flush wc, wash hand basin, fully tiled walls, radiator/towel rail.

### **Loft Room**

18' 10" x 12' 10" (5.74m x 3.92m)

With window to side aspect, built in storage cupboards.

### **Outbuilding/Annexe**

23' 2" x 10' 2" (7.06m x 3.11m)

Entrance lobby with doors to living areas with Jacobean windows to front aspect, two radiators, vaulted ceilings, exposed timbers, wood flooring, door to bathroom comprising corner bath, low flush wc, wash hand basin, tiled splash back areas, wood flooring, radiator and access to the sauna.







## **GARDEN**

Set in approximately 6.8 acres of manicured gardens together with land that has been planted with Christmas trees. Greenhouse and a small garden shed.

## **DRIVEWAY**

6 Parking Spaces

Generous gravel driveway.

## **GARAGE**

6 Parking Spaces

Two substantially built garage blocks.



















# Elliot Heath Estate Agents

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