



Law Hall House
Whitwell | Hertfordshire

FINE & COUNTRY





Law Hall House

Law Hall Lane | Whitwell | Hertfordshire | SG4 8JJ

A substantial four/five bedroom detached Victorian country home situated within approx. 0.5 acre plot and surrounded by scenic Hertfordshire open countryside on the outskirts of the sought after village of Whitwell.

Formerly a Victorian farm workers' cottage, Law Hall House has been extended over the years and provides over 2700 sq. ft of spacious accommodation set over two floors, and offers versatile living throughout and benefits from four spacious reception rooms, a refitted kitchen/dining room, four double bedrooms and a large wrap around garden. Located on the outskirts of the Hertfordshire village of Whitwell which offers a variety of amenities, this family home is positioned within circa. 0.5 acre plot and takes advantage of panoramic countryside views across Hertfordshire. Law Hall House is within 7 miles of Harpenden and 5 miles of Hitchin which both offers wider amenities and excellent school catchments as well as an efficient rail service to St. Pancras from both towns in under one hour.

Internally, a welcoming entrance hall/reception room with a feature fireplace with log burning stove, and double doors leading through to a dual aspect formal sitting room with an additional feature fireplace with log burning stove. Adjacent to the entrance hall/reception room is a separate study benefiting from ample built in storage and scenic views. To the rear of the property is a refitted kitchen/Dining Room fitted with a range of base and wall mounted units, five door Aga and a central island. To the rear of the dining area is a separate utility room, and patio doors from the dining area opens on to the rear garden. Adjacent to the kitchen is a downstairs cloakroom and a separate dual aspect reception room/bedroom five which benefits from a feature fireplace with log burning stove, and patio doors to the rear garden.

Stairs from the entrance hall/reception room rise to the first landing and leads to four double bedrooms and the family bathroom. The master bedroom situated to the front of the property enjoys countryside views, and benefits from a large master en suite. Bedroom two is a substantial side reaching over 31ft. in length with a designated seating/dressing area and space to potentially add a en suite shower room. Bedroom three and four to the rear of the property are also both good sized double bedrooms, and the family bathroom completes the first floor to this family home.





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Externally, Law Hall House is approached via a gravel driveway which provides off road parking for multiple vehicles, and leads to the main entrance and a double garage. From the driveway, steps lead to the main entrance and the front garden which is laid to the lawn. The garden extends to the side and rear of the property with a patio area off the kitchen/dining room. The main garden is laid to lawn with a mature shrub and hedge borders, with open post and rail fencing to one side whilst enjoying far reaching open countryside views.

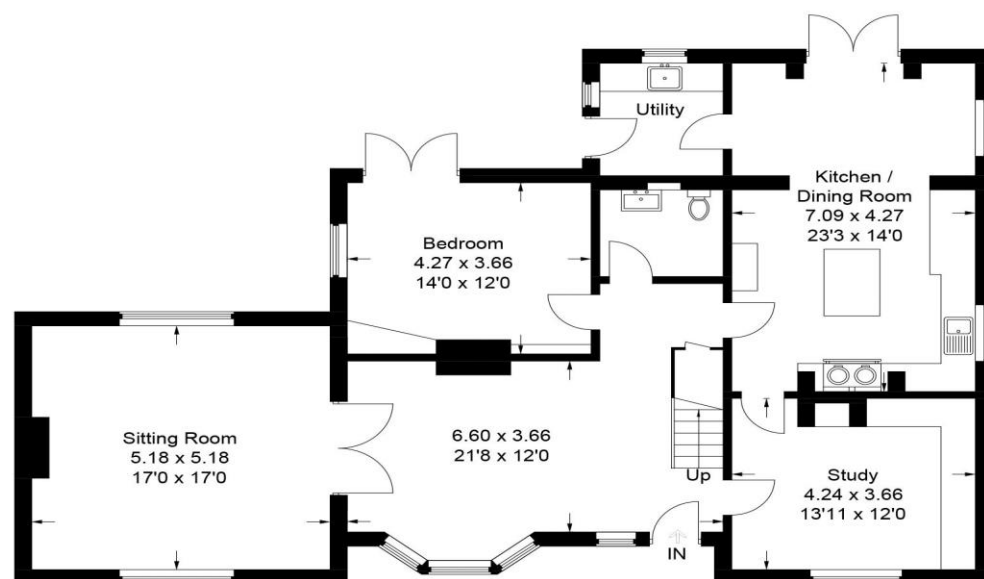
- Substantial Extended Victorian Country Home
- Approx. 0.5 Acre Plot with Countryside Views
- Four/Five Double Bedrooms
- Four Spacious Reception Rooms
- Refitted Kitchen/Dining Room
- Master en Suite & Family Bathroom
- Large Wrap Around Private Garden
- Detached Garage and Ample Parking
- Outskirts of Desirable Hertfordshire Village
- Excellent Transport Links to London Nearby



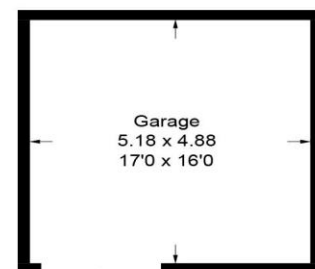
Additional Information

- Gas, Mains Water, Electricity
- The Property is Council Tax Band G
- The Local Authority is North Hertfordshire County Council

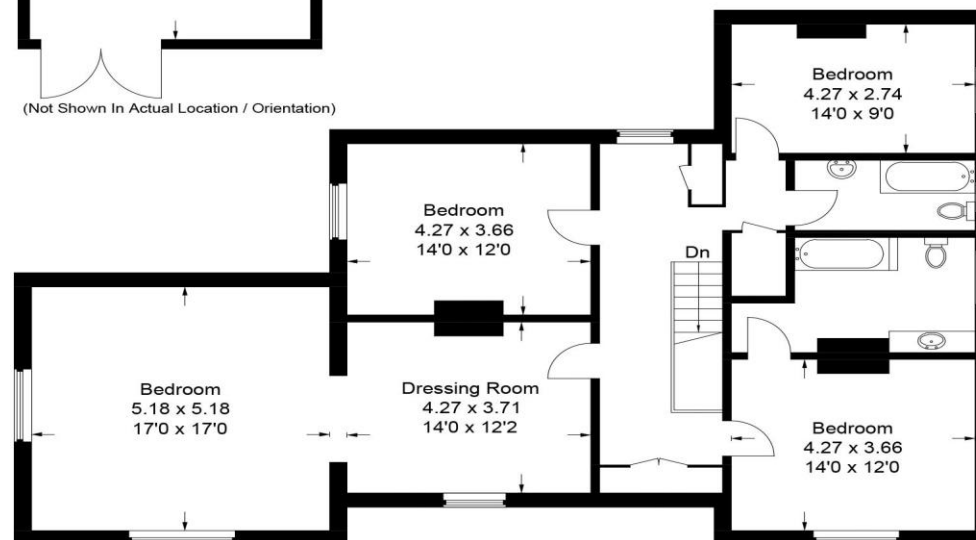
Approximate Gross Internal Area
 Ground Floor = 131.9 sq m / 1,420 sq ft
 First Floor = 124.2 sq m / 1,337 sq ft
 Garage = 25.5 sq m / 274 sq ft
 Total = 281.6 sq m / 3,031 sq ft



Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point that is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.





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