



PUTTERILLS

est. 1992

Wymondley House, Little Wymondley, SG4 7JB  
**Chain Free £325,000**



**A breathtakingly beautiful residential conversion that forms part of this attractive Grade II\* listed Georgian mansion which is well placed for amenities and communication links.**

Wymondley House is an impressive and elegant Georgian mansion dating back to the 18th century which has been converted into apartments and houses. This house sits in delightful grounds of approximately 1.2 acres and offers ample parking for residence and visitors. The owner has advised us that the property offers a share of freehold at a service charge of just £120 per month.

This stunning split level apartment offers very generous accommodation with an open plan living area, bathroom and four large bedrooms. The two bedrooms on the second floor could easily be made into one huge room if required, as it has been in the past. The property offers period features, such as sash windows and exposed beams. Interestingly, there are no adjoining walls to surrounding properties, so peace and quiet comes as standard.

The communal gardens are rarely used by the other residence as some of them have their own private gardens. This is a lovely area to relax and enjoy the sunshine. There is also a private summer house. There are two allocated parking spaces.

## **ACCOMMODATION**

### **OPEN PLAN LIVING AREA 20'11" 14'8"max (6.38m 4.47m)**

Sitting room opening into kitchen.

## **FIRST FLOOR**

### **BEDROOM TWO 11' X 10'3" (3.35m X 3.12m)**

### **BEDROOM FOUR 11'4" x 6'10" (3.45m x 2.08m)**

## **BATHROOM**

## **SECOND FLOOR**

### **BEDROOM ONE 12'7" x 10'1" (3.84m x 3.07m)**

Eaves storage space. This room could be knocked through into bedroom three in order to make one fabulous large bedroom.

### **BEDROOM THREE 10'2" x 9'11" (3.10m x 3.02m)**

Eaves storage space. This room could be knocked through into bedroom one in order to make one fabulous large bedroom.

## **CLOAKROOM**

## **OUTSIDE**

## **COMMUNAL GROUNDS**

## **SUMMER HOUSE**

## **PARKING FOR TWO CARS**

## **TENURE**

The property has a share of the Freehold

## **EPC**

EER: F

## **FLOORPLAN DISCLAIMER**

Floorplans are provided for guidance only. They are not to scale and must not form any part of a legal contract or be reproduced without the written consent of a partner of Putterills.

## **VIEWING INFORMATION**

By appointment only through Putterills of Hertfordshire, through whom all negotiations should be conducted.

## **SANDS FINANCIAL MANAGEMENT**

We offer impartial, whole of market mortgage advice and insurance products from a selected panel of providers. So whether you are a first-time buyer, buying to let or moving house, we will help you find the best deal. Please contact us on 01462 632222.

## **MONEY LAUNDERING REGULATIONS**

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

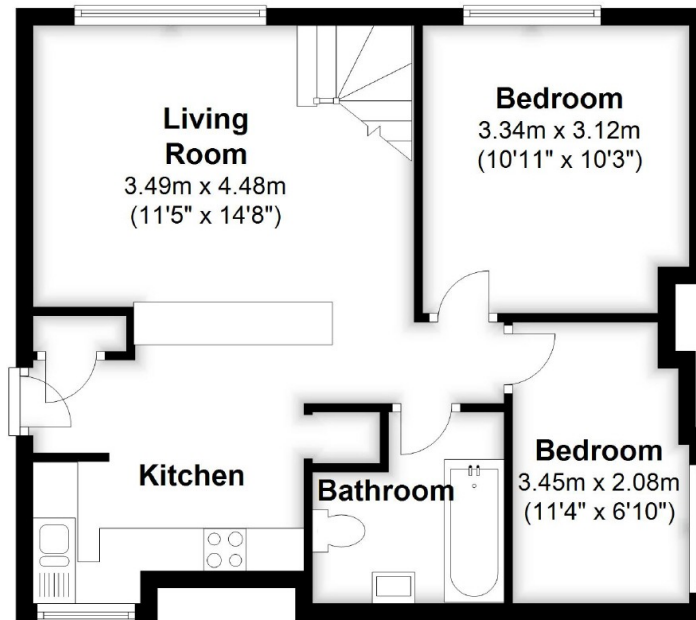






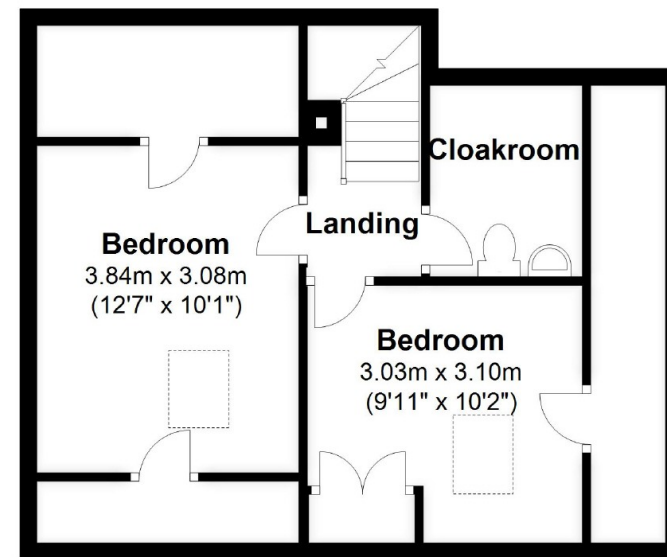
## Entrance Floor

Approx. 51.1 sq. metres (550.2 sq. feet)



## Top Floor

Approx. 42.2 sq. metres (454.3 sq. feet)



Total area: approx. 93.3 sq. metres (1004.5 sq. feet)



PUTTERILLS

EST. 1992

[putterills.co.uk](http://putterills.co.uk) | 01462 632222 | [hitchin@putterills.co.uk](mailto:hitchin@putterills.co.uk)

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.