



Bryan Bishop
and partners

Latchford
Standon, SG11 1QY
Guide price £2,500,000



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Bryan Bishop and Partners are delighted to offer 'Arches Hall', a wonderful Victorian detached country house with stunning views over 11 acres. Superbly appointed and with stunning views over the beautiful Hertfordshire countryside, the 5750 sq ft house dates back to the mid 19th century, with subsequent additions and is in a prominent position overlooking its own land with a stunning tree-lined, long driveway approach from automated electric gates, bordered by post and rail paddocks either side. The property is offered 'CHAIN FREE'.

Arches Hall - Arches Hall is an impressive late Victorian detached house, dating back to the 1850's. It is built of brick elevations, under a slate roof. The house features a charming facade with large bay windows that provide ample natural light from the south and west facing aspects. Inside, there is a well-proportioned main reception hall running almost the entire length of the house, along with an impressive staircase. To the side of the house is a large Kitchen/breakfast room with sitting area, to the front of the house. Both the dining and drawing rooms look out across the gardens. French windows in the large drawing room open to the garden, allowing for a seamless indoor-outdoor connection. The principal bedroom suite provides lovely views of the gardens and paddocks beyond, and the landing is adorned with feature roof lights and inset spotlights, creating a welcoming atmosphere. There is a guest bedroom with en suite bathroom, two further bedrooms, family bathroom and first floor study/sitting room. The garden is impressively manicured and includes mature trees and hedges, providing a tranquil and private, well-sheltered outdoor space. To the rear of the house there are stores and a workshop as well as two stables. There are paddocks either side of the drive, with two stables. About 11.19 acres.

Situation - Arches Hall is located at the end of a tranquil country lane and is on the edge of the peaceful hamlet of Latchford. Whilst in a rural setting the property is still well-positioned for the A10 which is approximately 2 miles away. With London just 25 miles away, commuting to the city is fast and convenient. The nearby towns of Bishop's Stortford, Ware, and Hertford are easily accessible, offering a range of amenities including excellent schools, shopping options and sporting facilities. The property is well-connected with fast trains running to London from Bishop's Stortford and Ware. From these stations, journey times to London Liverpool Street are around 45 minutes and 41 minutes respectively. For air travel, London Stansted Airport is conveniently located approximately 13.5 miles to the east, providing easy access to domestic and international destinations.







Location - London 25 miles | Newmarket 40 miles | Cambridge 26 miles | Hertford North 8 miles (Trains to London Liverpool Street from 49 minutes) Bishop's Stortford 9 miles | London Stansted 13.5 miles (Distances and times are approximate)

Accommodation - Stylish and well presented accommodation adding up to just over 4000 sq ft, featuring particularly eye-catching large sash windows, comprises: entrance vestibule, attractive Hallway, Rear Hall and Porch, Boot Room, Cloakroom, Laundry Room, Drawing Room, Dining Room, open-plan Kitchen/Breakfast Room, Sitting Room, Principal Bedroom with En-Suite Bathroom, 4 further double bedrooms (2 with en-suite facilities), large Study/Bedroom 5, Family Bathroom.

General Remarks And Stipulations - TENURE

The property will be offered for sale with vacant possession on completion.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property will be sold subject to and with the benefit of all existing wayleaves, easements, covenants and rights of way.

BOUNDARIES

The vendors and the vendors' agents will do their best to satisfy the ownership of the boundary hedges, fences and ditches but will not be bound to determine these. The purchaser(s) will have to satisfy themselves as to the ownership of any boundaries. Should the property be sold in lots then the selling agents will stipulate boundary responsibility between the various parts.

Services - A private borehole provides water to the property. Mains electricity. Private drainage systems. Broadband & mobile phone coverage can be checked at

Planning - • Arches Hall: 9/11/2023 – planning permission was granted for a single storey rear extension. Planning Ref: 3/21/2151/HH.
• Arches Hall: 30/10/2006 - change of use of existing foaling stables and stores into granny flat with sitting room extension and carport. Planning Ref: 3/06/2144/FP

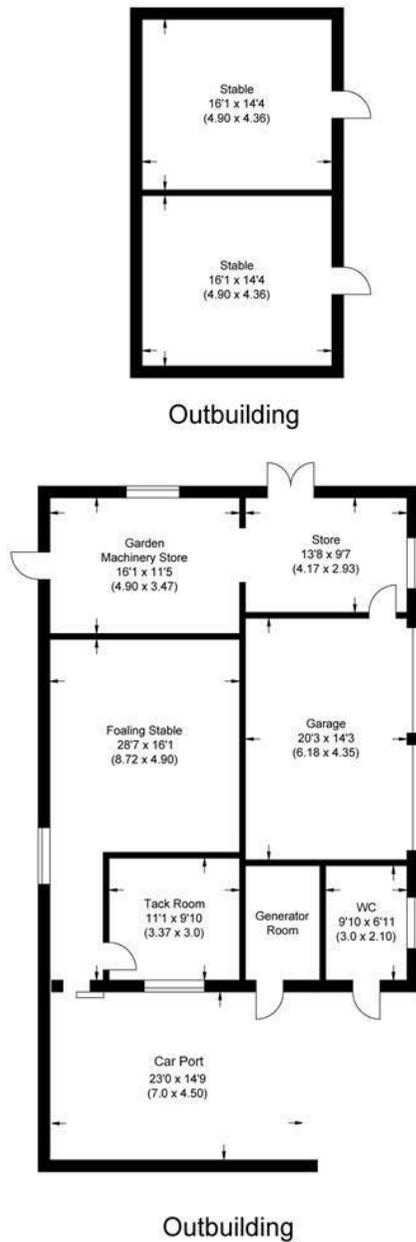
Local Authorities - East Hertfordshire District Council. Tel: Hertfordshire County Council. Tel:

Council Tax Bands - Arches Hall - H

Epc Rating - Arches Hall – F







Approximate Gross Internal Area
 377.0 sq m / 4057.99 sq ft
 (Excludes Outbuilding & Screened Porch)
 Outbuilding Area 157.24 sq m / 1692.51 sq ft
Total Area: 534.24 sq m / 5750.5 sq ft

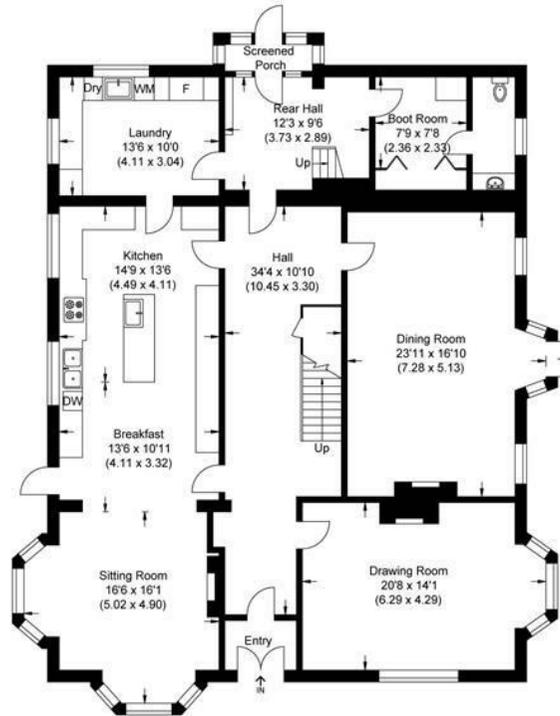
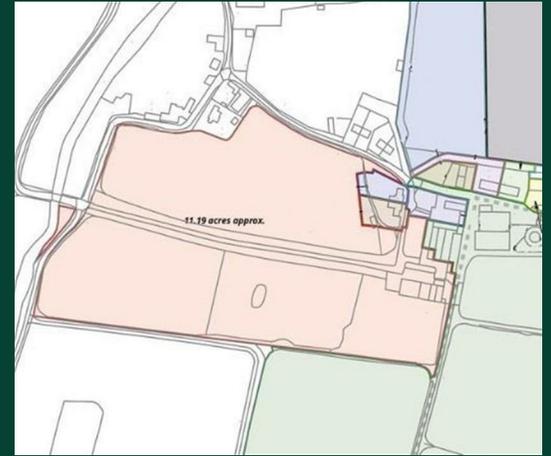


Illustration for identification purposes only, measurements are approximate, not to scale.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | 63 |
| (39-54) | E | | |
| (21-38) | F | 26 | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



AHS WINNERS
- LOSERS BY
APPOINTMENT





All Deliveries
Via
Stud Yard

Arches
Hall

Bryan Bishop
and partners

