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# Broad Oak Lane, Hertford

No 14 Broad Oak Manor is a luxury Assisted Living bungalow in a gloriously peaceful rural setting - offers buyers a fully independent lifestyle with the peace of mind that care is at hand should it be needed. No Chain.

**£365,000**

01992 87 85 80

## Overall Description
14 Broad Oak Manor is a particularly well laid out bungalow, part of the a unique development of architect-designed luxury assisted living cottages, bungalows and apartments in a gloriously peaceful rural setting only a short distance from the picturesque county town of Hertford. This property is on one level and has modern kitchen which is open-plan into the sitting/dining room with French doors out the the front. There are two double bedrooms, with the master having an en-suite bathroom, as well as a separate wet room with shower. The second bedroom, which can also be used as a sitting room or office, has French doors to a private and sunny patio and garden area to the rear. The property has gas under-floor central heating run from a new boiler, double-glazed windows and there is plenty of car parking in the courtyard to the front. The owners benefit from a choice of the highest quality management and care services, developed at the Broad Oak Manor nursing home, which include nursing, housekeeping and catering - and each individual can choose the exact package of care and other services that best meets their needs. Broad Oak Manor's aim is to offer you a home and care package that suits you current lifestyle with the flexibility to cater for future changes in circumstance. The owners of these character properties have access to the magnificent restored Listed Barn, which houses the central meeting area, including reception , main lounge and coffee area. The property is being sold with no chain so please do call to arrange a viewing to see the facilities and meet the staff. To watch our Virtual Video Guided Tour please search for "14 Broad Oak Manor" on You Tube.

## Location
This luxury property is tucked away in the grounds of Broad Oak Manor, a grand Queen Anne Country House set in its own attractive walled gardens, which has been run as a successful and well-regarded Nursing Home since it was converted in 1986 with the addition of the assisted living properties in 2001. The whole site is set in a gloriously tranquil rural location, bordered by open Hertfordshire countryside, yet only a mile from the historic and picturesque county town of Hertford. This is a thriving market town with excellent range of shops, banks, restaurants and other facilities and has fast rail links to London from both Hertford North and Hertford East railway stations. The A1 is easily accessible, via the A414 dual carriageway.

## Accommodation
From the courtyard car-park a path leads to the glazed front door into the open-plan kitchen/living room divided into kitchen and living room areas:

### Kitchen 12'2" x 8'0" (3.71 x 2.44)
Two sky-lights. Kitchen units with roll-top work surfaces, one and a half bowl stainless steel sink unit and tiled splash-back. Electric oven with Neff hob and stainless-steel extractor. Space and plumbing for washing-machine. Space for freezer. Fitted fridge. Breakfast bar. Wall-mounted new gas central-heating boiler. Wood-effect laminate flooring.

### Living/Dining Room 15'2" widest x 13'2" (4.62 widest x 4.01)
Living/dining area with French door and full height window to the front, electric fireplace, TV aerial point, telephone point and carpet. Emergency-call buttons.

### Inner Hallway 8'6" x 3'6" (2.59 x 1.07)
Loft hatch.

### Master Bedroom 15'10" x 10'0" (4.83 x 3.05)
Window to rear. Fitted wardrobes. TV aerial point. Telephone point.

### En-Suite Bathroom 7'2" x 5'7" (2.18 x 1.70)
Panel bath. Low-level wc. Wash-hand basin. Electric heated towel-rail. Wood-effect laminate floor. Spotlights.

### Bedroom Two 12'8" x 11'2" (3.86 x 3.40)
French doors to patio. TV aerial point. Telephone point.

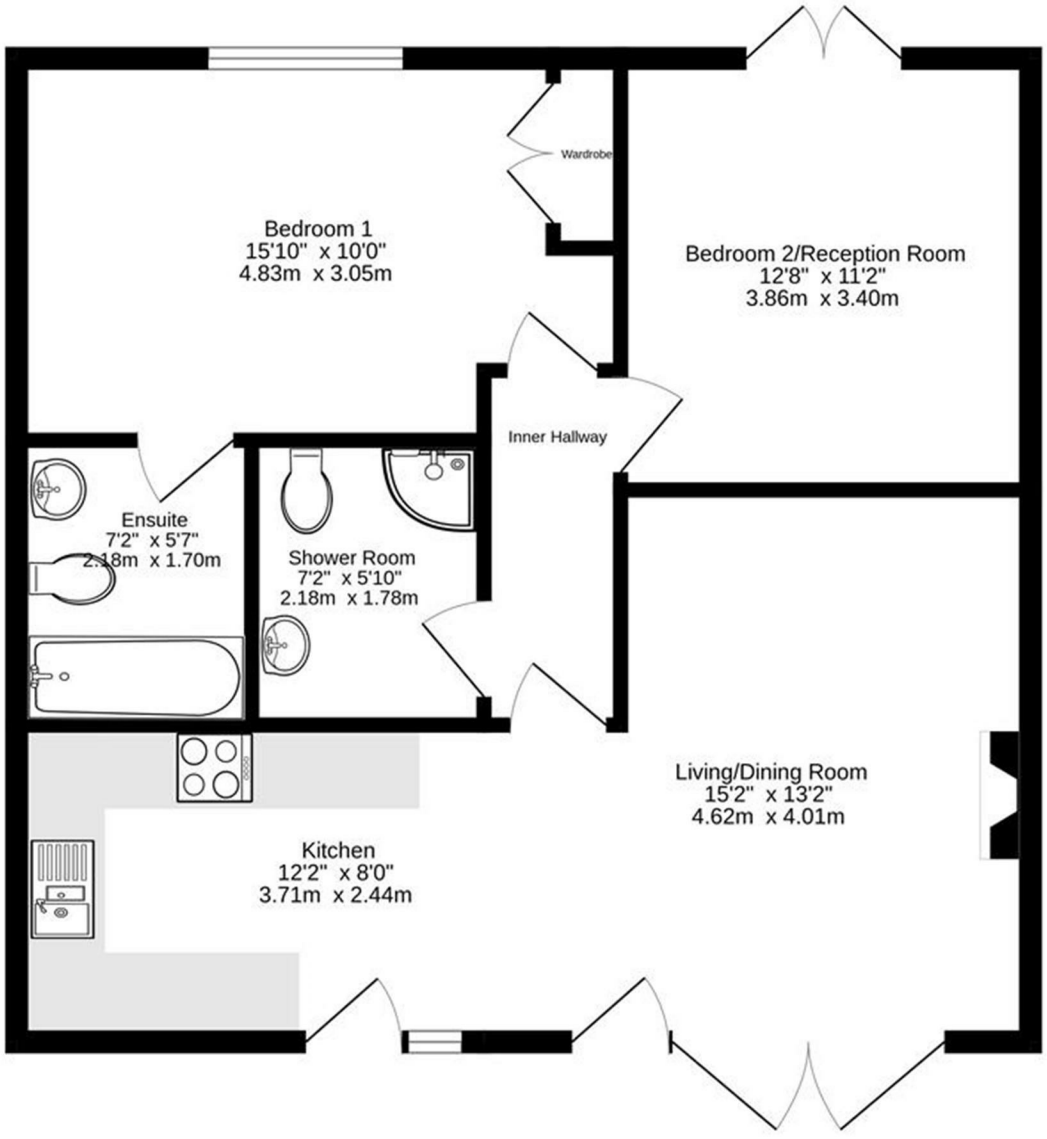
### Wet Room 7'2" x 5'10" (2.18 x 1.78)
Fitted shower cubicle. Low-level wc. Wash-hand basin. Half-tiled walls. Non-slip floor. Emergency pull-chord. Extractor. Spotlights.

## Outside
The property has access to a sunny area of garden, with patio, to the rear. There is ample parking in the communal car-park. There is use of the beautiful grounds and gardens at Broad Oak as well as the main barn with its sitting room, coffee area and other amenities including mini-bus.

## Services and Other Information

Mains water, electricity and gas. Gas central-heating (under-floor) from new boiler. Emergency call control panel and wearable lanyard linked to Barn Reception/the Nursing Home. The carpets are brand new and the property has just been re-decorated. The property is Leasehold with a renewed 99 year lease each time it is sold. All residents in the assisted living properties at Broad Oak Manor pay the Standard Service Charge and the Renewals Charge and full details of these are available as soon as you register - please ask for full details. Further Care Charges are optional and dependent upon need. Again, please ask for full details.

Ground Floor
655 sq.ft. (60.8 sq.m.) approx.

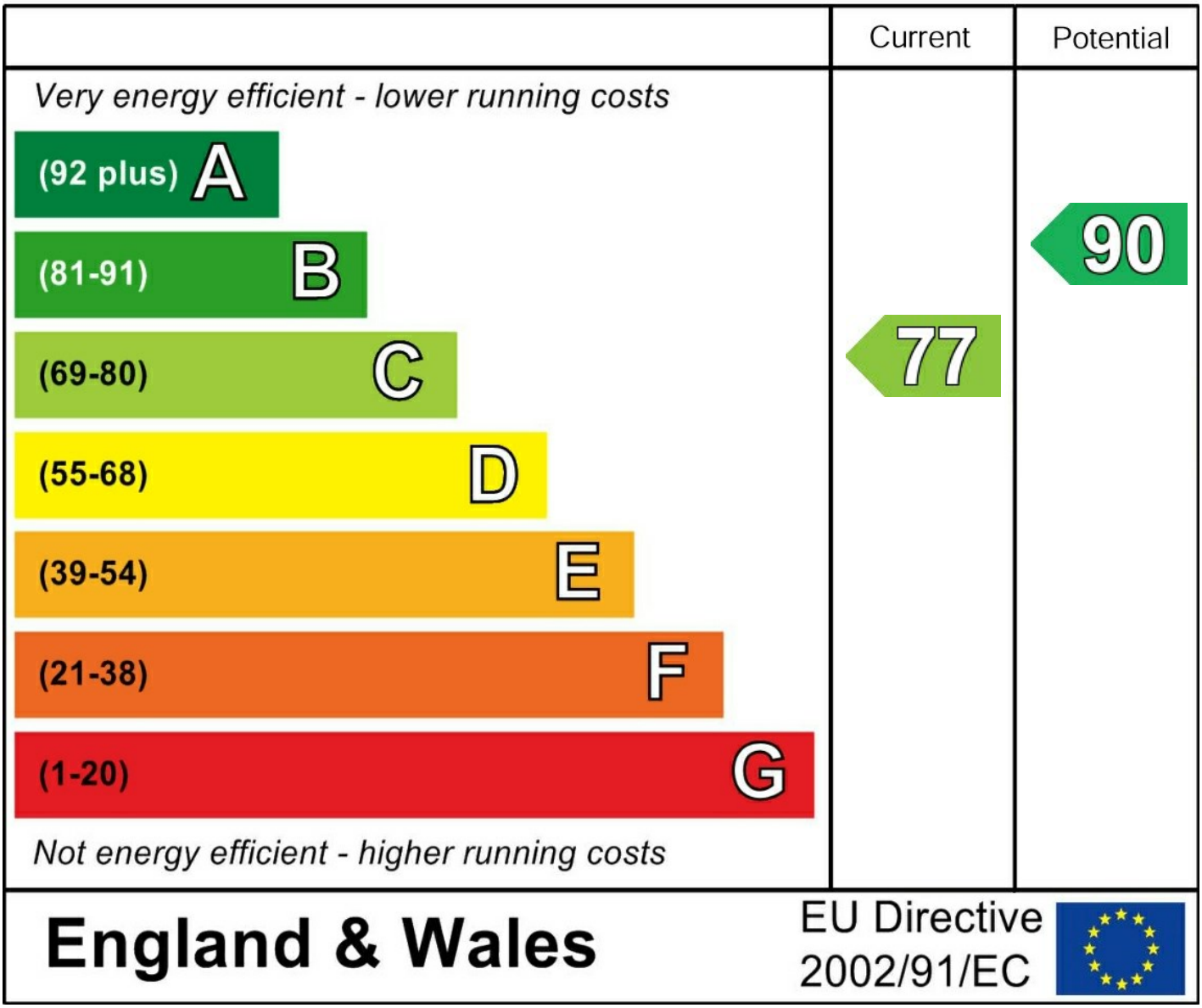



Ellerslie Design - 14 Broad Oak Manor

TOTAL FLOOR AREA : 655 sq.ft. (60.8 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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# Energy Efficiency Rating




Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.

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