



Kingsfield House

Plot 9 | Hadrian Way | Baldock | Hertfordshire | SG7

FINE & COUNTRY



# Step inside

## Kingsfield House: Plot 9

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Kingsfield House is a Neo-Georgian former Manor house that has been beautifully converted into the very best luxury apartments and bungalows, each wonderfully individual and offering incredible period features one would expect, including double height Georgian Sash windows and ceilings. With an impressive front façade and set on 2 and a half acres of manicured mature grounds, the access is private, gated and approached by Hadrians Way off the main road into Baldock town centre. Each property has individual and visitor parking, a binstore and external shed and full access of the grounds. Plot 9 is on the top floor of the main house served by a lift and stairs and is one of only two residences on this level.

The main entrance hall and modern lift welcomes each occupier up to their new home with both a sense of grandeur and instant serenity from the outside world. This feeling upon arrival is instantly confirmed once inside each individual apartment with Plot 9 being the official show home offering 32ft of open plan living space to fill extending to a total plot size of nearly 1100sqft. The space itself is impressive throughout with a welcoming entry area with cloak cupboard, living and dining area with the designer shaker style kitchen with feature island and integral Siemens appliances beyond. A fabulous space to relax, unwind and socialise with friends and family. The additional rooms, including the Jack and Jill bathroom feed off the main area with two generous double bedrooms and a further ensuite to the master suite.







# Step outside

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Access up to the house is via private gates with the approach leading up to the two allocated parking spaces. For that social occasion, multiple visitors spaces are also available in allocated bays.

Kingsfield House is situated approximately half a mile from the beautiful Georgian High Street of Baldock on the Letchworth/Baldock border which is well known for its variety of Cafes, restaurants, galleries and traditional bakers and butchers. There is a Tesco superstore to the North of the High street and a Leisure Centre with swimming pool closeby. Baldock benefits from a number of highly acclaimed schools for all ages including the Knights Templar Secondary School as well as the private schools of St Chris and St Francis, both in Letchworth Garden City approximately three miles away.

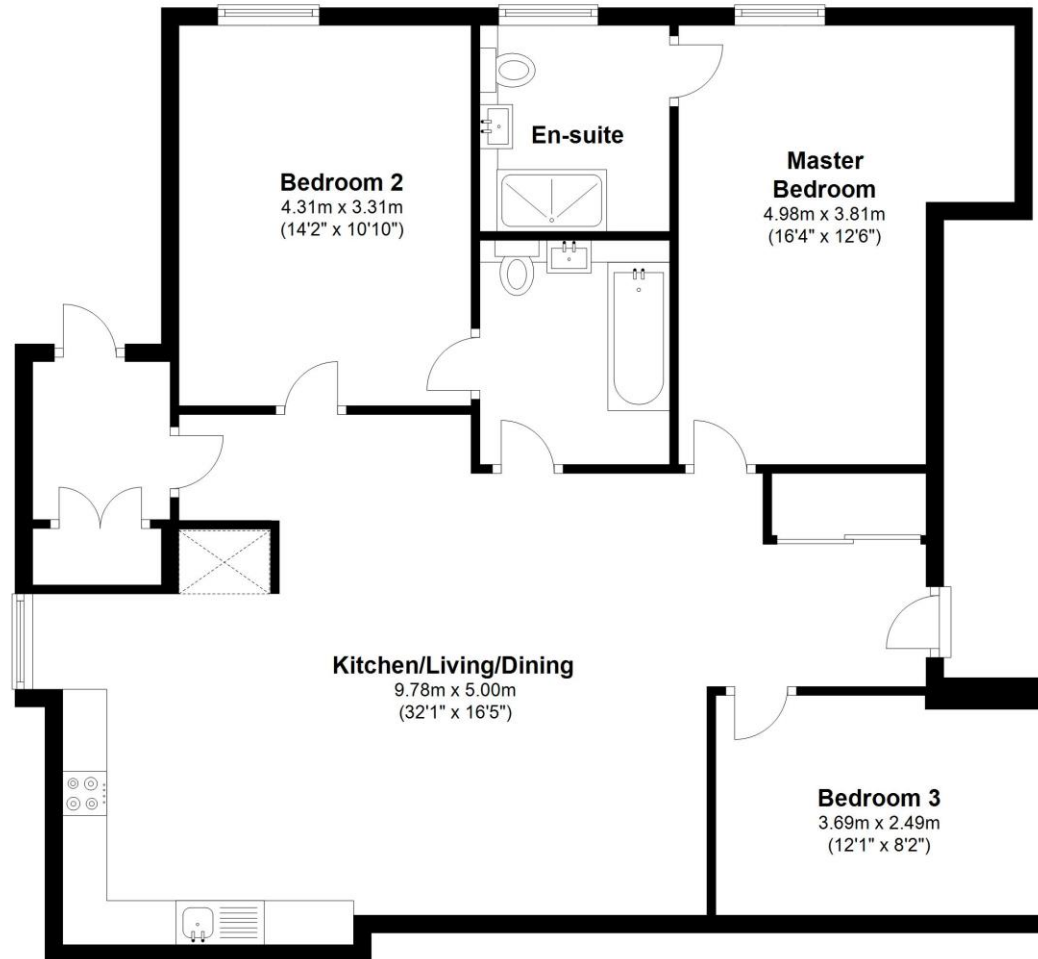
With direct access via the A505 and junction 9 of the A1 (M) respectively connecting the development with London and Cambridge Kingsfield House is an ideal choice for the commuter buyer. Rail is via Baldock Station which is one mile distant with frequent services to Kings Cross and St Pancras (38min) and Cambridge (32mins). Major airports are within easy reach with Luton Airport just 15 miles and Stansted 26 miles from the site.



All properties come with a 10-year Warranty  
LEASEHOLD: 150years new lease  
SERVICE CHARGE: Approximately £1,500PA  
GROUND RENT: Approximately £250PA

## Floor Plan

Approx. 101.2 sq. metres (1089.1 sq. feet)



Total area: approx. 101.2 sq. metres (1089.1 sq. feet)

This illustration plan has been converted from a construction drawing, all dimensions are approximate and should be checked on site.  
Plan produced using PlanUp.

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