

Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

Tel: 01920 411090

8 High Street Buntingford SG9 9AG

Tel: 01763 272727

info@jonathan-hunt.co.uk

www.jonathanhunt.co.uk



Wareside Lodge Wareside, Ware, Hertfordshire, SG12 7RB

£975,000

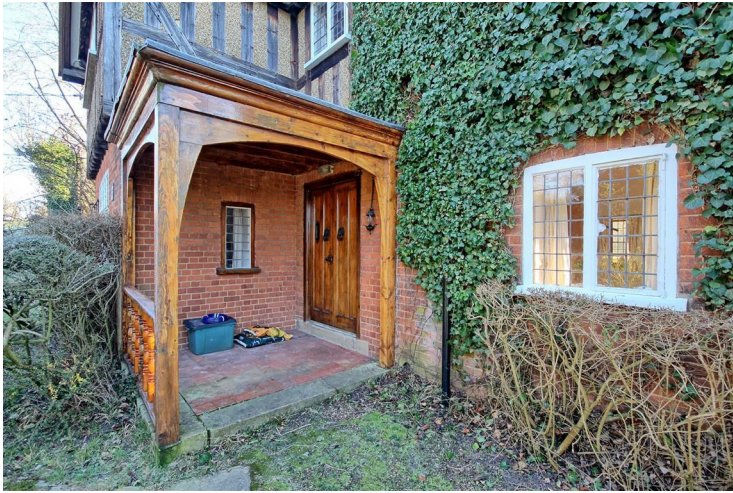
JONATHAN HUNT are pleased to offer this exceptional Edwardian detached home located on the outskirts of the village of Wareside. Dated 1897, this attractive period property has been extended by the current owners to offer FIVE BEDROOMS AND FOUR RECEPTION ROOMS. The property retains many of its original features to include open fireplaces and exposed beams. Externally the property enjoys a generous plot with various outbuildings, mature trees and views over countryside. The property is offered chain free.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE



LIVING ROOM 16'4" x 15'1" (5 x 4.62)



DINING ROOM 14'1" x 12'4" (4.3 x 3.78)



CLOAKROOM

KITCHEN/BREAKFAST ROOM 14'11" x 14'9" (4.56 x 4.52)



SITTING ROOM 14'3" x 12'2" (4.36 x 3.71)



GARDEN ROOM 17'4" x 14'11" (5.3 x 4.55)



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FIRST FLOOR

BEDROOM THREE 15'1" (4.6)



BEDROOM ONE 15'0" x 13'8" (4.58 x 4.18)

BEDROOM FOUR 13'8" x 10'2" (4.18 x 3.12)



BEDROOM TWO 13'1" x 15'1" max (4 x 4.6 max)

BEDROOM FIVE 13'5" x 5'4" (4.1 x 1.63)



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FAMILY BATHROOM



SIDE GARDENS



EXTERIOR



REAR GARDENS



GARDENS



OUTHOUSES



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ENTRANCE



FRONT ELEVATION



Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



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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