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ESTATE AGENCY

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Mill Cottage Westmill Road, Westmill, Ware, SG12 0ET

£850,000

BEAUTIFUL RIVERSIDE DETACHED COUNTRY HOME - Set behind gates 'The Mill Cottage' provides all the benefits of country living within the hamlet of 'Westmill' just a 5 minute drive to Hertford & Ware. The house borders woodland and the grounds of Hanbury Manor with its lovely walks around the Rib valley and provides 4 bedrooms to the first floor, bathroom, large reception room with fireplace, kitchen, downstairs shower room/wc and a 2nd reception room overlooking the gardens. The gardens are a joy to behold extending to approx. one third of an acre and laid to lawn with many flower borders and a private riverside terrace. Private parking for several vehicles.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALL

KITCHEN/BREAKFAST ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



FAMILY/GARDEN ROOM

DOWNSTAIRS SHOWER ROOM



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BEDROOM 4



BATHROOM



GARDENS



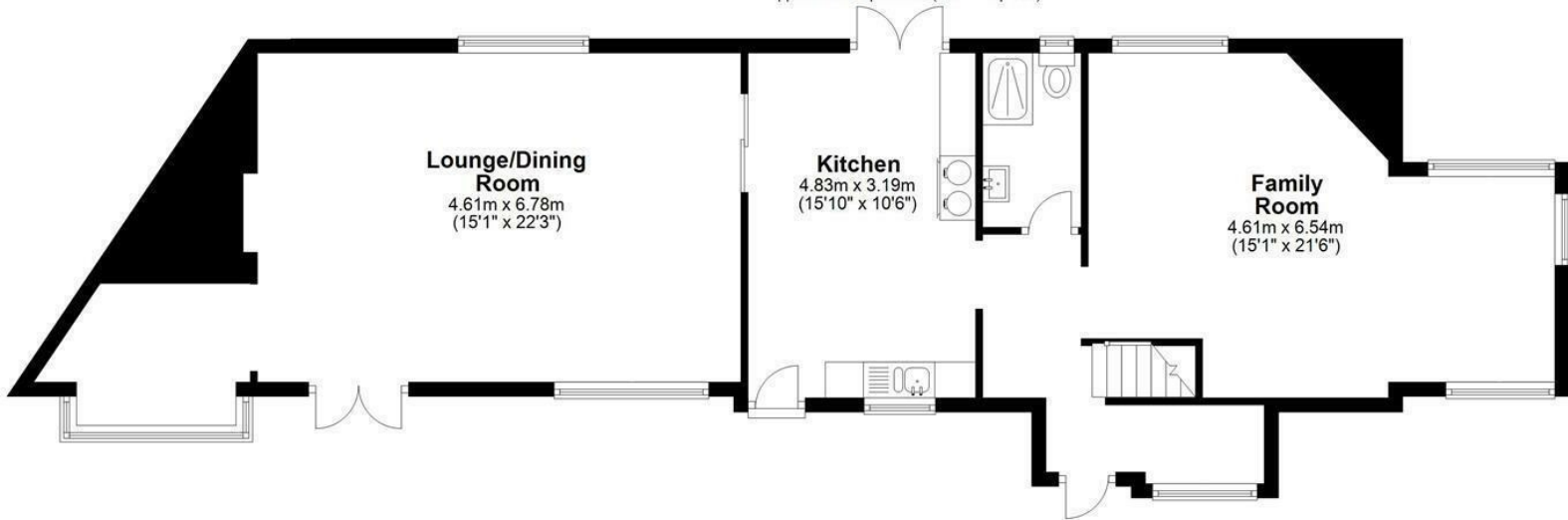
PARKING

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		
	58	73
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) 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		
	58	73
England & Wales		
EU Directive 2002/91/EC		

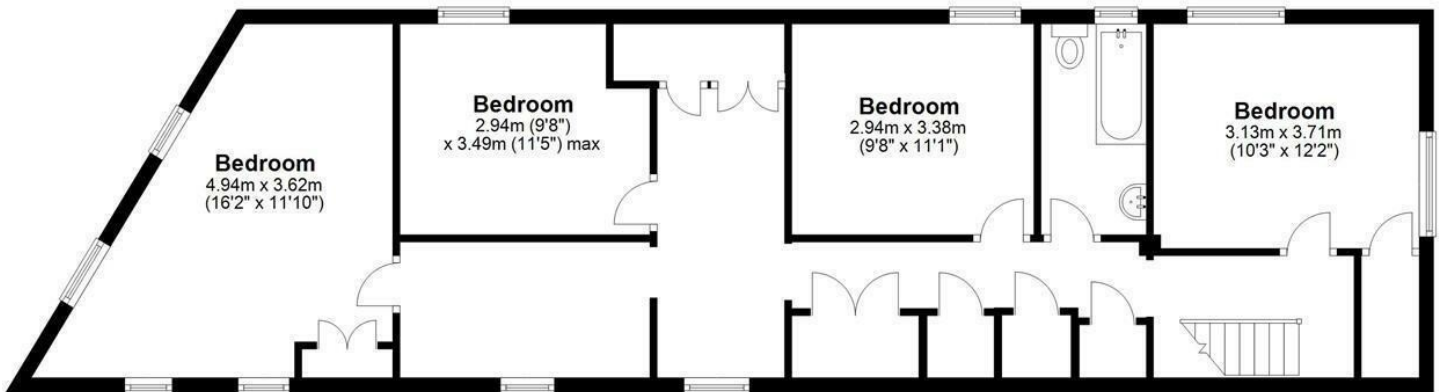
Ground Floor

Approx. 93.1 sq. metres (1002.1 sq. feet)



First Floor

Approx. 88.3 sq. metres (950.8 sq. feet)



Total area: approx. 181.4 sq. metres (1952.9 sq. feet)