

SAWTREES MANOR

NR MUCH HADHAM • HERTFORDSHIRE







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A beautifully presented period house in an idyllic position with stunning views over the River Rib

Entrance hall • Drawing room • Dining Room • Sitting Room • Kitchen/Breakfast room

Playroom • Conservatory • Utility room • Cellar

6 bedrooms • 3 bathrooms (2 en suite) • Extensive attic rooms

Beautiful landscaped gardens • 50 ft garage • Tennis court • Garden stores • Granary

In all about 1.45 acres

Ware 4.3 miles (London Liverpool Street - 45 mins) • Bishop's Stortford 7.8 miles
Stansted airport 15.5 miles • Central London 31 miles
(Distances and time approximate)



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These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the brochure.

Description

Sawtrees Manor is an attractive Grade II listed manor house set in beautiful mature gardens and offers generous characterful accommodation. Whilst the property has been renovated to a high standard over the years, the owners have been careful to maintain many of the character features including exposed oak beams, beautiful wooden flooring and large sash windows.

The ground floor accommodation is well laid out and flexible with generously proportioned reception rooms. The spacious and well-appointed kitchen is situated in the heart of the house making a warm and comfortable family environment. The kitchen has been fitted to the highest standard with Miele appliances, an electric AGA, Quooker tap and under floor heating throughout. The dining room is accessed directly from the kitchen and flows into a playroom with shower and on to a conservatory, all with views over the garden to rolling hills beyond. The drawing room with large fireplace is to the east of the house and is accessed via a hallway. From this hallway is also the cloakroom and well-appointed utility room. The sitting room is to the south of the property entered from the entrance hall and has views over the formal garden. There is also a good sized wine cellar.

The first floor accommodation comprises 6 large bedrooms, all enjoying beautiful views over the gardens and beyond. On the second floor is ample storage space.

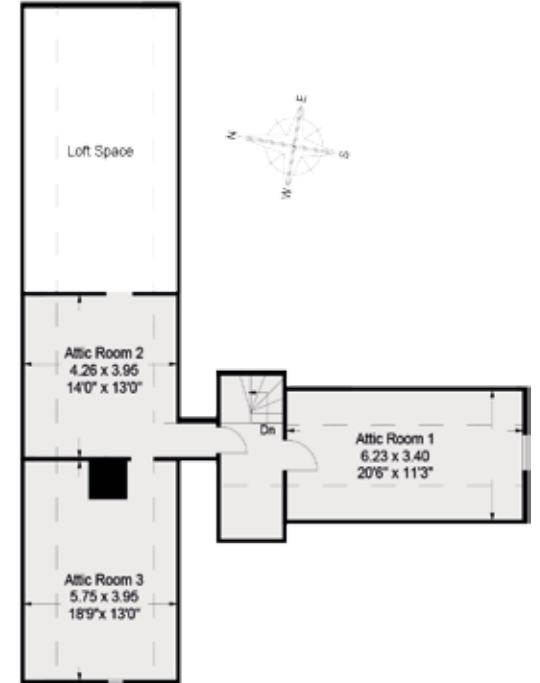








- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage



Approximate Gross Internal Floor Area

House: 437 sq.m / 4704 sq.ft
 (Includes Attic Room and Cellar. Excludes loft space)
 Garage: 71 sq.m / 764 sq.ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Gardens and grounds

The gardens have been specifically designed to enjoy the beautiful location and the views. There is a formal garden to the south of the property comprising neat box hedging and a granary. To the west is the gravel driveway, parking area and well-kept tennis court. The beautiful views are over the main lawn which is bordered by most of the primary reception rooms and bedrooms. There is a very large garage which is over 50ft in length and is perfect for garden storage and cars.



Situation

Sawtrees Manor is situated close to the historic market town of Ware which has a selection of small shops, boutiques and restaurants. The larger towns of Bishops Stortford and Hertford are also nearby and offer a more comprehensive range of amenities.



There is good access to London, M25 and the North via the A10.



Trains from Ware (4.3 miles) London Liverpool Street from approximately 45 minutes. Hertford North (7.3 miles) London Moorgate in 42 minutes.



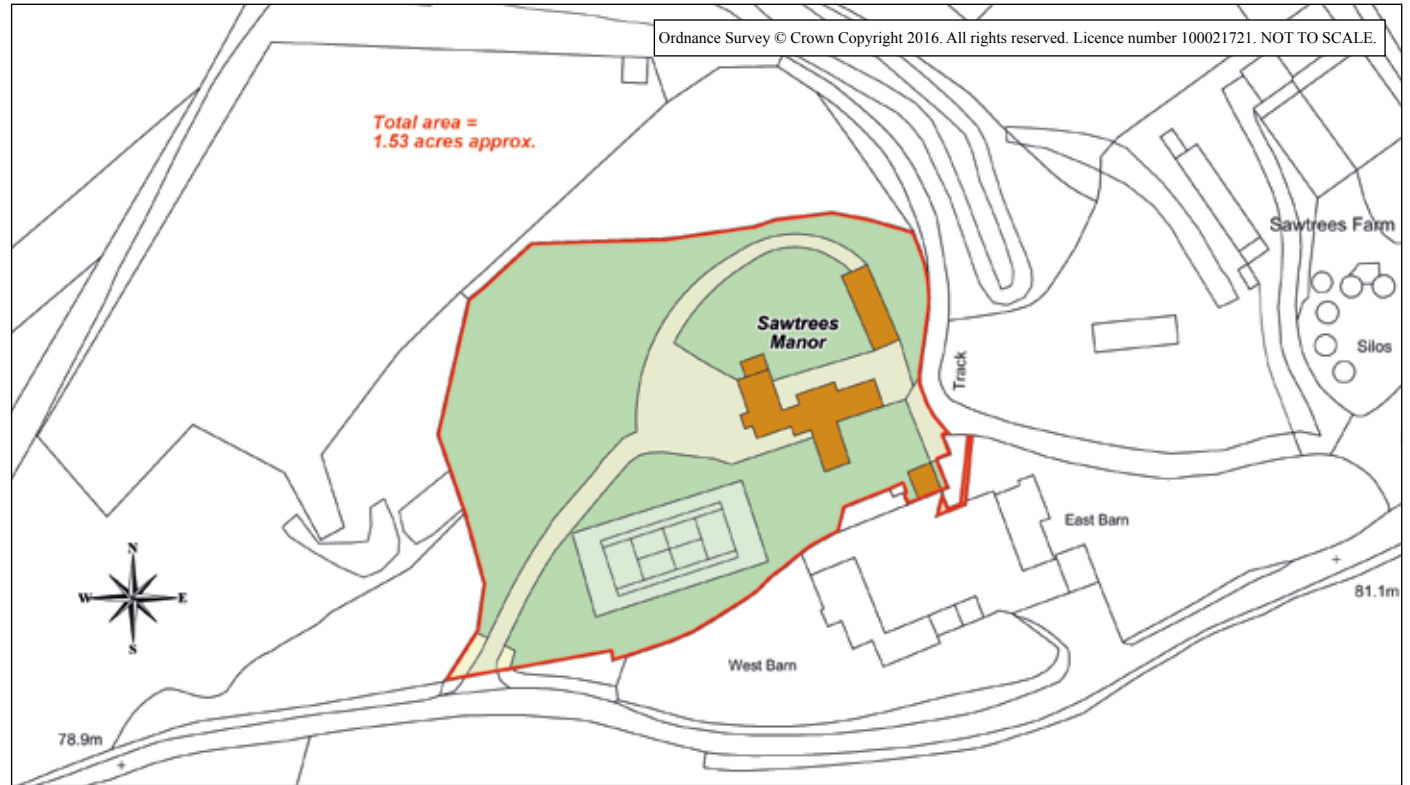
Stansted Airport is 15.5 miles. Heathrow airport is also easily accessible being just 50 miles away.



There are well renowned state schools in Hertford and Ware such as Simon Balle School. In addition, there is a wide choice of private schooling available including Bishop's Stortford College, St Edmund's College, Heathmount and Haileybury College.



Local courses include Hanbury Manor, East Herts and Bishop's Stortford.





Services

Mains electricity, water and private drainage, oil fired central heating.

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings and garden ornaments, are specifically excluded but may be made available by separate negotiation.

Easements, wayleaves and rights of way

The property is offered for sale subject to and with the benefits of any rights of way, either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not.

Local authority

East Herts District Council. Tel: 01279 655 261

Viewing

Viewing is strictly by appointment only via Knight Frank LLP.

Directions (SG12 7SL)

From London, proceed North on the A10 until reaching the junction signposted Ware, A1170, Wadesmill and Thundridge. At the roundabout, take the second exit, signposted Thundridge and Wadesmill. After a short while take the first right turning onto Cold Christmas Lane. Follow this for 2.2 miles where you will find the gravel driveway for Sawtrees Manor on the left entered through electric wooden gates.

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