



An iconic detached period cottage occupying an enviable position directly adjoining the idyllic village pond in the heart of this quaint village. The property is believed to date back to the late 1800's with numerous additions over the years, however retains much of it's original charm and character features all set within a generous plot of 0.37 acres which includes a detached outbuilding comprising of garaging and offices.

This cottage sits in an enviable position beside the village pond on the edge of the small hamlet of Chapmore End, a lovely quiet rural location that has a busy local pub and plenty of country walks right on your doorstep, yet is also within easy reach of the A10/A414 and bustling towns of Hertford and Ware.

Both Hertford and Ware offer a good range of local facilities such as shops, supermarkets, pubs, restaurants and well-regarded schooling at all levels including Heathmount, Haileybury College, Presdales and Richard Hale.





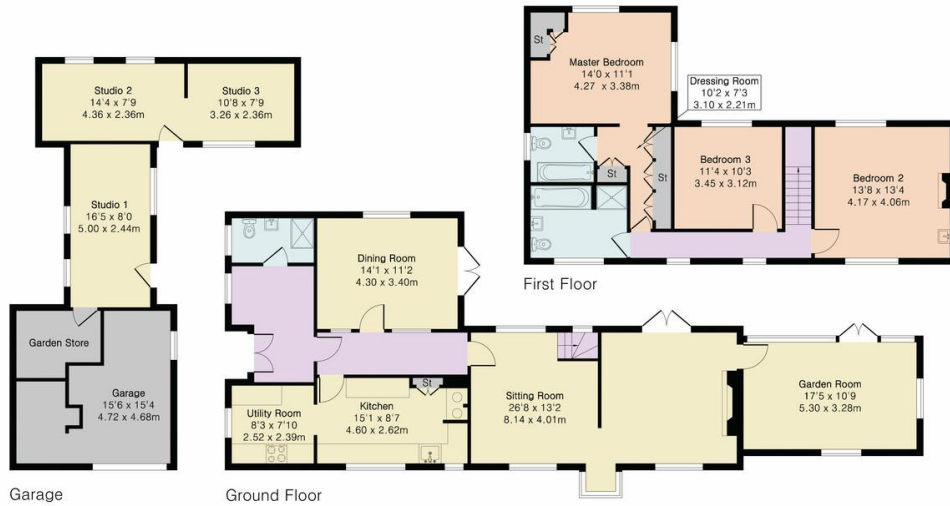


**Approximate Gross Internal Area 1835 sq ft - 171 sq m
(Excluding Garage)**

Ground Floor Area 1118 sq ft – 104 sq m

First Floor Area 717 sq ft – 67 sq m

Garage Area 570 sq ft – 53 sq m

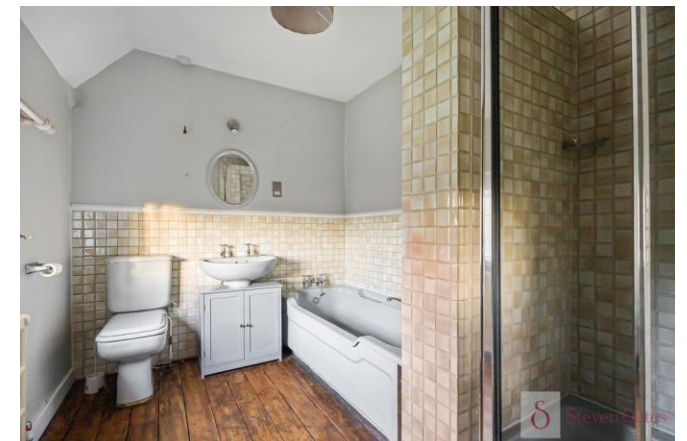


Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Steven Oates





Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only intended as a general guide to the property. Measurements and distances are approximate. These particulars do not form part of any offer or contract. If there are important matters that are likely to affect your decision to buy, please contact us before viewing the property. Please note that we have not tested the services, equipment or appliances in this property, accordingly, we advise prospective buyers to commission their own survey or service reports before finalising any offer to purchase.