



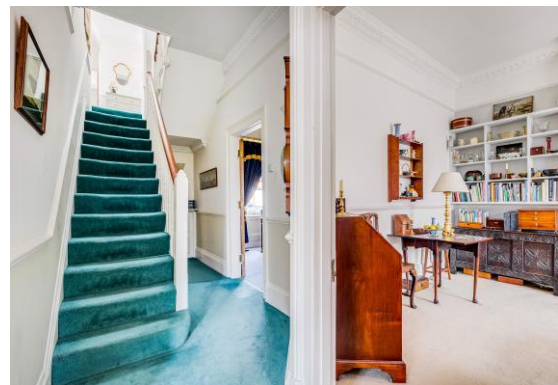
**Elliot Heath**  
ESTATE AGENTS

**Milton Lodge 43 Milton Road**  
Ware SG12 0QA

**Guide Price £1,300,000**



A rare opportunity to acquire a classic early Victorian Gentleman's residence that is set in an established residential road close to town centre amenities and ideal for those who need to commute to London with a 15-minute walk to Ware train station for a quick/easy journey to the city. This elegant home offers beautifully proportioned five-bedroom accommodation which is believed to have been extended during the early 1900's and more recently in 1988. Many of the original features remain which include cellar rooms with original butler's pantry, laundry room and servant's kitchen, the latter still retaining the original cast iron range. The ground floor accommodation comprises an impressive reception hall with original staircase and banister, a drawing room with antique white marble fireplace and triple aspect, casement/sash windows with internal shutters, a sitting room and study, both of which have shuttered casement sash windows and grey marble fireplaces, a kitchen, which is fitted with custom made ash units incorporating granite work surfaces and an Aga, a breakfast room, utility room, cloakroom and a hardwood conservatory/dining room. On the first floor there are two distinctive landings, front, and rear staircases, five bedrooms, a bathroom, separate wc and two showers, including a shower to the main bedroom. This handsome period property is complemented by generous west facing gardens, ample parking, and a detached double garage.







## ACCOMMODATION

### RECEPTION HALL

With stairs to first floor landing and door to cellar. Access to rear lobby and rear staircase to first floor accommodation.

### DRAWING ROOM 27' 0" x 14' 0" (8.22m x 4.26m)

Dual aspect casement windows with original built in shutters, ornate coved ceilings (which are to be found to most ground floor rooms), cast iron fireplace with carved marble surround, radiator.

### SITTING ROOM 13' 11" x 13' 7" (4.24m x 4.14m)

Casement window with front aspect and original shutters, built in bookshelves, cast iron fireplace with marble surround and tiled insets, radiator.

### STUDY 12' 4" x 11' 4" (3.76m x 3.45m)

Sash window with rear aspect, cast iron fireplace, radiator.

### BREAKFAST ROOM 12' 5" x 11' 9" (3.78m x 3.58m)

Aspect to side, radiator.

### REAR LOBBY

With second staircase to rear landing and first floor accommodation. Door to:

### CONSERVATORY/DINING ROOM

Exposed brickwork, windows and doors overlooking the rear garden, tiled flooring.

### CLOAKROOM

Fitted with a suite comprising low flush wc, wash hand basin.

### KITCHEN 15' 11" x 15' 0" (4.85m x 4.57m)

Beautifully fitted with Ash fronted units complemented by granite work surfaces, dual fuel double oven Aga incorporating a summer oven with electric ceramic hob, integrated dishwasher. Door to garden.

### UTILITY ROOM

With plumbing for washing machine and stainless-steel sink unit.

### INDIVIDUAL CELLAR ROOMS

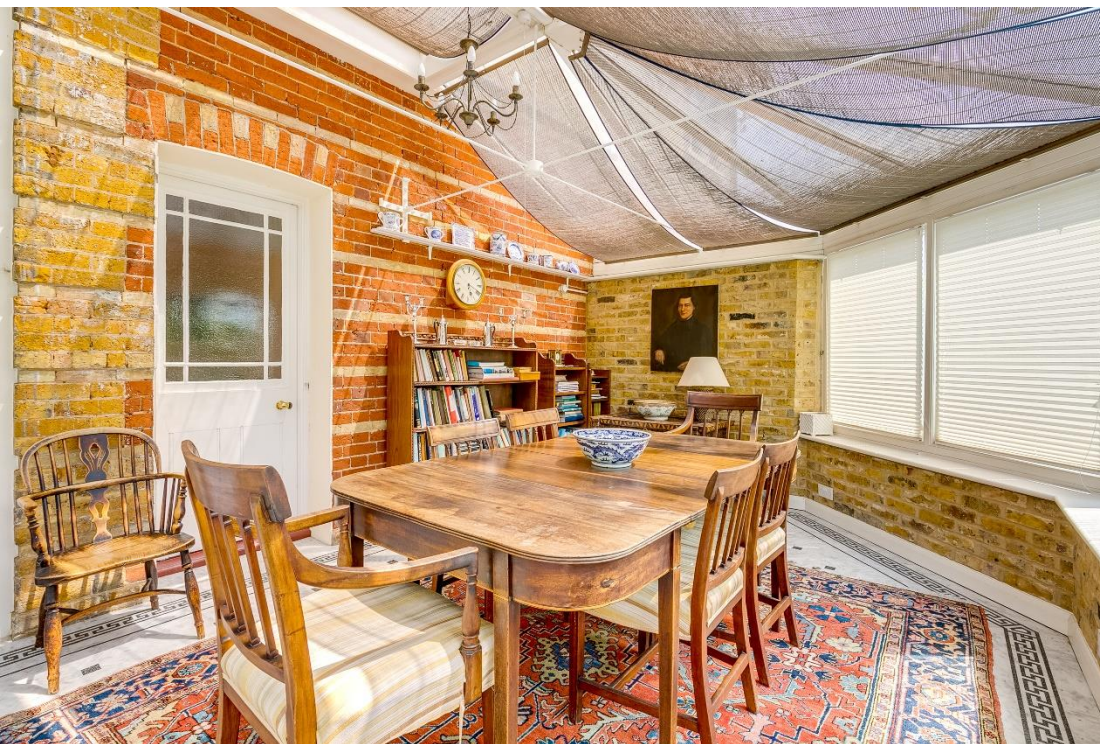
Having internal and external access that include the original Butler's pantry and servant's kitchen, the latter still retaining its original Victorian cast iron cooking rang. The kitchen also benefits from a light well. Basement lobby with door to external steps to side garden.

### GENEROUS SPLIT-LEVEL LANDING

With front and rear staircases, access to loft, doors to:

### BEDROOM ONE 15' 4" x 11' 9" (4.67m x 3.58m)

Dual aspect with sash windows to rear and side, radiator, vanity unit with wash hand basin, door to shower cubicle, cast iron fireplace, shelving to alcove.





## BATHROOM

With sash window to side aspect. Fitted with a suite comprising freestanding claw and ball foot bath, pedestal wash hand basin, tongue and groove panelling to half height, wood flooring.

## SEPARATE WC

With sash window to side aspect. Fitted with a suite comprising low flush wc and wash hand basin.

## BEDROOM TWO 14' 5" x 11' 4" (4.39m x 3.45m)

Dual aspect with sash windows to front and side, radiator, fitted wardrobe cupboards, built in storage cupboard, cast iron fireplace.

## BEDROOM THREE 14' 1" x 10' 9" (4.29m x 3.27m)

With sash window to rear aspect, radiator, cast iron fireplace.

## BEDROOM FOUR 13' 3" x 11' 5" (4.04m x 3.48m)

With sash windows to front aspect, radiator, cast iron fireplace.

## BEDROOM FIVE 11' 10" x 11' 5" (3.60m x 3.48m)

With sash window to rear aspect, radiator, cast iron fireplace.

## SHOWER ROOM

With sash window to front aspect. Fitted with a suite comprising large fully tiled shower cubicle, vanity unit with wash hand basin, dual flush wc, bidet, tiled splash back areas, radiator, wood effect flooring, built in storage cupboard, built in shelving.

## OUTSIDE

Generous heavily stocked private gardens that enjoy a westerly aspect. Sheltered vegetable garden with greenhouse. Patio leading onto lawn with central flowerbed and herbaceous/perennial borders. Driveway providing parking and access to a detached double garage with electronic up and over doors. Side gardens with gated rear access.

## DETACHED DOUBLE GARAGE 23' 2" x 21' 1" (7.06m x 6.42m)

Twin up and over doors, power and light connected.

## EPC

EPC Rating E.

## AGENTS NOTE

These particulars are issued on the understanding that all negotiations are conducted through Elliot Heath Estate Agents. Every care has been taken to ensure the accuracy of these particulars, but such accuracy cannot be guaranteed, and they are not to be taken as forming part of any contract. Elliot Heath have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and the buyer is advised to obtain verification from their solicitor or surveyor.













**Milton Lodge,  
Milton Road, SG12**

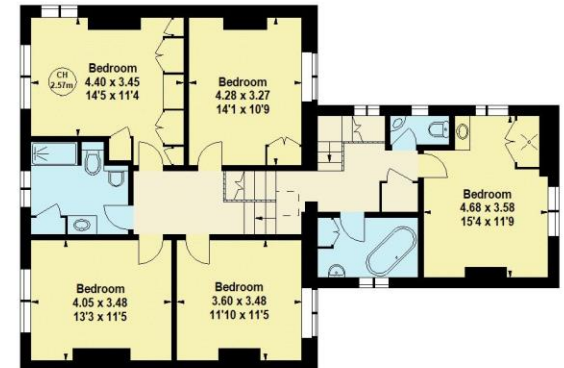
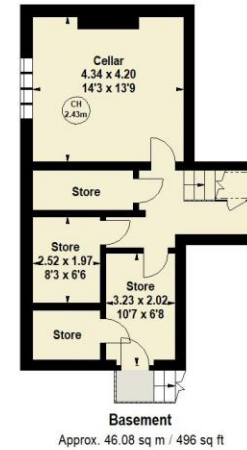
Approximate Area = 361.29 sq m / 3889 sq ft  
(Including Garage)  
Garage = 45.15 sq m / 486 sq ft

Key :  
CH - Ceiling Height



**Ground Floor**  
Approx. 159.04 sq m / 1712 sq ft  
Garage Approx. 45.15 sq m / 486 sq ft

Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.  
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**First Floor**  
Approx. 110.98 sq m / 1195 sq ft





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