



Elliot Heath
ESTATE AGENTS

Winches Farm Sacombe Green, Sacombe

Guide Price **£1,500,000**

Winches Farm Sacombe Green

Sacombe, Ware

Traditional family home with potential annexe, outbuildings and gardens of approx. 1.8 acres no upward chain.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F



Ground Floor

Approx. 158.5 sq. metres (1706.1 sq. feet)



First Floor

Approx. 105.7 sq. metres (1138.1 sq. feet)



Total area: approx. 264.2 sq. metres (2844.2 sq. feet)

Generous Reception Hall

21' 4" x 10' 10" (6.51m x 3.30m)

Dual aspect with double glazed windows to front and side aspect, stairs to first floor galleried landing, timber flooring, two radiators, doors to:

Downstairs Cloakroom

Double glazed window to front aspect with obscure glass. Fitted with a suite comprising low flush wc, wash hand basin, tiled splash back areas, tiled flooring, radiator.

Kitchen/Breakfast Room

12' 9" x 15' 9" (3.89m x 4.80m)

Dual aspect with double glazed window and door to the rear garden and window to front aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, space for Range Master dual-fuel oven, appliance space, tiled splash back areas, tiled flooring, radiator, pantry.

Dining Room

12' 8" x 15' 9" (3.87m x 4.80m)

With double glazed window to rear garden, radiator, timber flooring.

Living Room

15' 9" x 26' 11" (4.80m x 8.21m)

With double glazed bay window to front garden and double glazed doors and windows to the rear garden, fireplace with open fire, timber flooring, three radiators, door to:

Inner Lobby

Housing oil fired boiler and doors to: AGENTS NOTE. The Inner lobby provides access to an area of the house that lends itself to be converted into an independent annex.

Study

16' 2" x 10' 1" (4.94m x 3.08m)

With double glazed window to front garden, radiator.



Utility

With double glazed window and door to outside. Fitted with a range of base units with work surfaces over incorporating a sink and drainer unit, appliance space, tiled splash back areas, tiled flooring, radiator.

WC

With double glazed window with obscure glass. Fitted with a low flush wc, tiled splash backs, tiled flooring.

Workshop

11' 10" x 17' 5" (3.60m x 5.32m)

Having been the original kitchen to Winches Farm the workshop is well equipped with a good range of wall and base storage units and work surfaces. Door to outside. Subject to the buyer's interest in carpentry and wood turning, some of the existing equipment could be made available by separate negotiation.

Lean to Greenhouse

11' 10" x 6' 10" (3.60m x 2.08m)

Timber framed, double glazed. Accessed externally.

Galleried Landing

10' 11" x 14' 3" (3.32m x 4.34m)

With double glazed window to the front garden, doors to:

Bedroom One

15' 9" x 10' 11" (4.80m x 3.32m)

With double glazed window to the rear garden, radiator, open to:

Dressing Room

9' 11" x 10' 11" (3.03m x 3.32m)

With double glazed window, radiator, fitted wardrobe cupboards, airing cupboard with lagged copper cylinder, door to:

En Suite Shower Room

With double glazed bay window with obscure glass. Fitted with a suite comprising shower cubicle, vanity with inset wash hand basin, low flush wc, bidet, fully tiled, heated towel rail.



Bedroom Two

16' 4" x 10' 11" (4.97m x 3.32m)

Dual aspect double glazed windows, radiator, fitted wardrobe cupboards.

Bedroom Three

15' 9" x 10' 10" (4.80m x 3.30m)

With double glazed window, radiator, fitted wardrobe cupboards, wash hand basin.

Bedroom Four

14' 5" x 10' 10" (4.40m x 3.30m)

Dual aspect double glazed windows, radiator.

Bathroom

With double glazed window with obscure glass. Fitted with a suite comprising corner bath, vanity with inset wash hand basin, low flush wc, fully tiled, radiator.

Stable Yard / Outbuildings

As illustrated on our plans the outbuildings naturally create an inner sheltered yard. The outbuildings are presently being used for storage, however, are designed for a variety of uses including those who have equestrian interests.





GARDEN

Gardens are mainly lawned leading to a paddock and a natural conservation area. The garden is thoughtfully designed and provides a great environment for the younger generation and their imagination for adventure as well as for those who appreciate a more leisurely activity of an afternoon stroll with a small circular walk created through a small meadow and coppice of trees. Five bar gate gives access to the rear of the stable yard and to the rear paddock and garden.

GARAGE

7 Parking Spaces

Carriage way driveway providing parking for numerous vehicles.

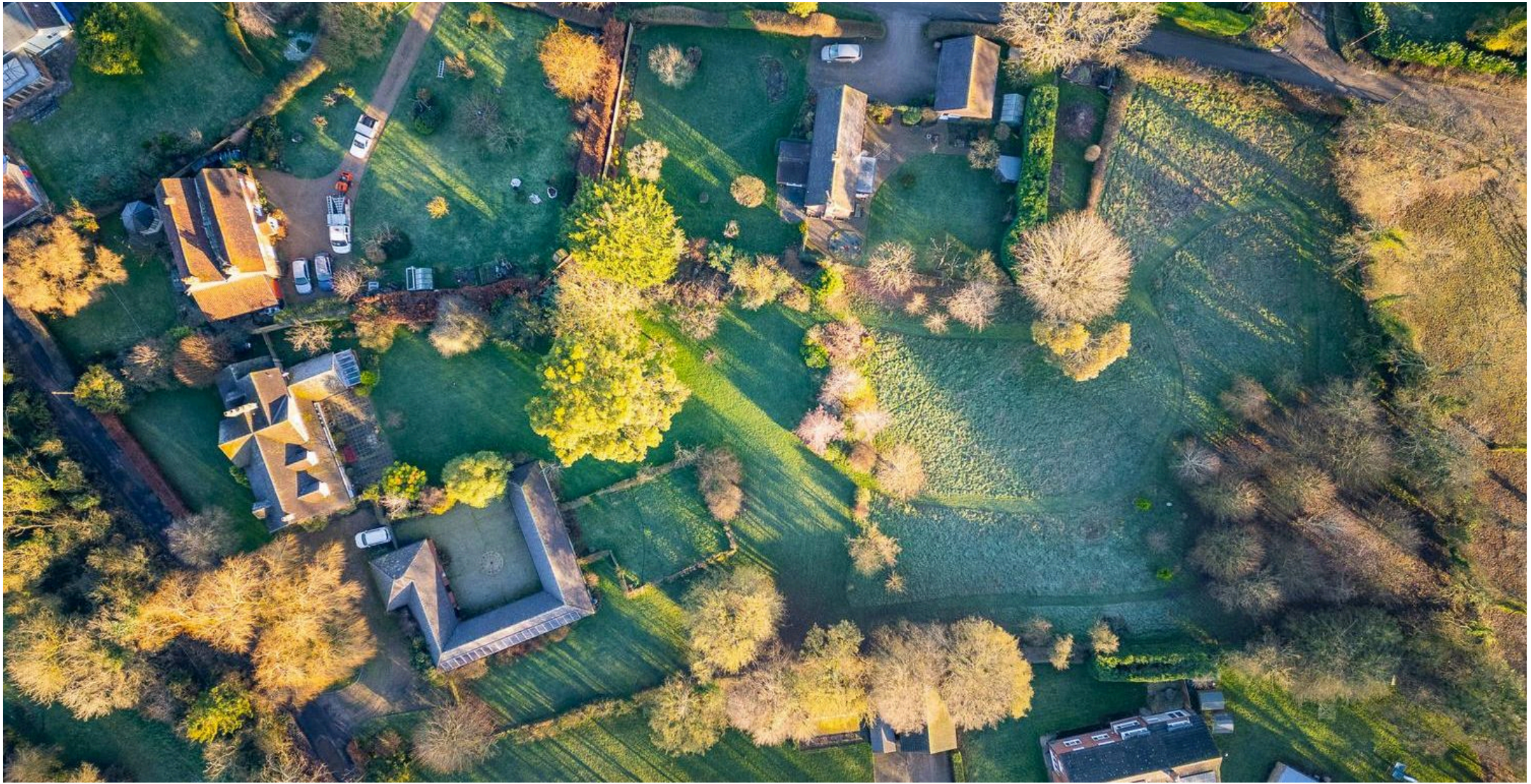
CAR PORT

2 Parking Spaces

Double carport.







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