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ESTATE AGENCY

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St Annes, 17 Green End, Braughing, Ware, Hertfordshire, SG11 2PG

Asking Price £1,195,000

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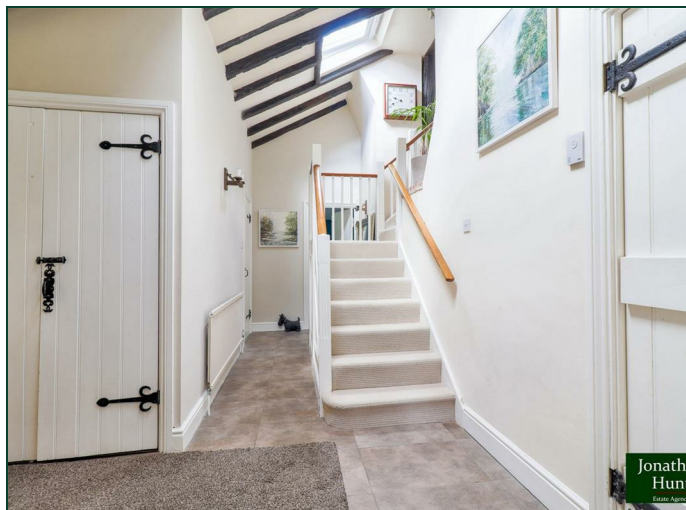
Located in the sought-after village of Braughing, this delightful Grade II Listed detached house offers beautifully presented accommodation brimming with charm and character. St Anne's has a deep history of importance in Braughing, and can be dated back to the Tudor period. Accessed via electronic gates onto a large gravel driveway, St Anne's retains a wealth of period character with exposed beams and brickwork, as well as beautiful fireplaces with wood burning stoves.

The property features four double bedrooms. The first-floor features three expansive bedrooms, the primary has a stunning en-suite bath and shower room. The second bedroom has a dressing room with additional en-suite. With the first floor being completed by a family bathroom, and third bedroom with beautiful views over the mature gardens. A ground floor fourth double bedroom, with a near by WC/shower room provides perfect guest accommodation and adds versatility.

The ceilings are generously high, and both the kitchen and bathrooms have been refurbished to a high standard. With three large and spacious reception rooms, and a conservatory with planning permission to be incorporated into a modern kitchen dining room, the house provides flexible spaces for both relaxing and entertaining.

Situated on just over a quarter-acre of mature, secluded gardens with trees and shrubs, the property comes with a large detached double garage with significant roof space giving potential for conversion (subject to planning), and plenty of off-street parking.

This blend of traditional elegance and modern convenience is a rare opportunity in a prime location.



CONSERVATORY 13'8" x 11'3" (4.18 x 3.43)

INNER HALL

KITCHEN 13'5" x 11'6" (4.1 x 3.53)

KITCHEN pic 2

SITTING ROOM 21'4" x 14'11" (6.51 x 4.57)

DINING ROOM 15'11" x 15'1" (4.86 x 4.62)

STUDY 15'11" x 12'7" (4.87 x 3.84)

BEDROOM FOUR 10'3" x 10'1" (3.13 x 3.08)

**GROUND FLOOR SHOWER ROOM / WC 6'10" x 4'2"
(2.09 x 1.28)**

PRINCIPLE BEDROOM 4.72 x 4.07

EN-SUITE 9'7" x 9'6" (2.93 x 2.91)

EN-SUITE pic 2

BEDROOM TWO 14'6" x 12'4" (4.42 x 3.76)

DRESSING AREA 8'7" x 6'9" (2.64 x 2.06)

EN-SUITE 8'9" x 6'10" (2.67 x 2.09)

EN-SUITE pic 2

BEDROOM THREE 12'8" x 11'11" (3.87 x 3.65)

BATHROOM

DRIVE WAY

GARDEN

GARDEN pic 2

GARDEN pic 3

GARDEN pic 4

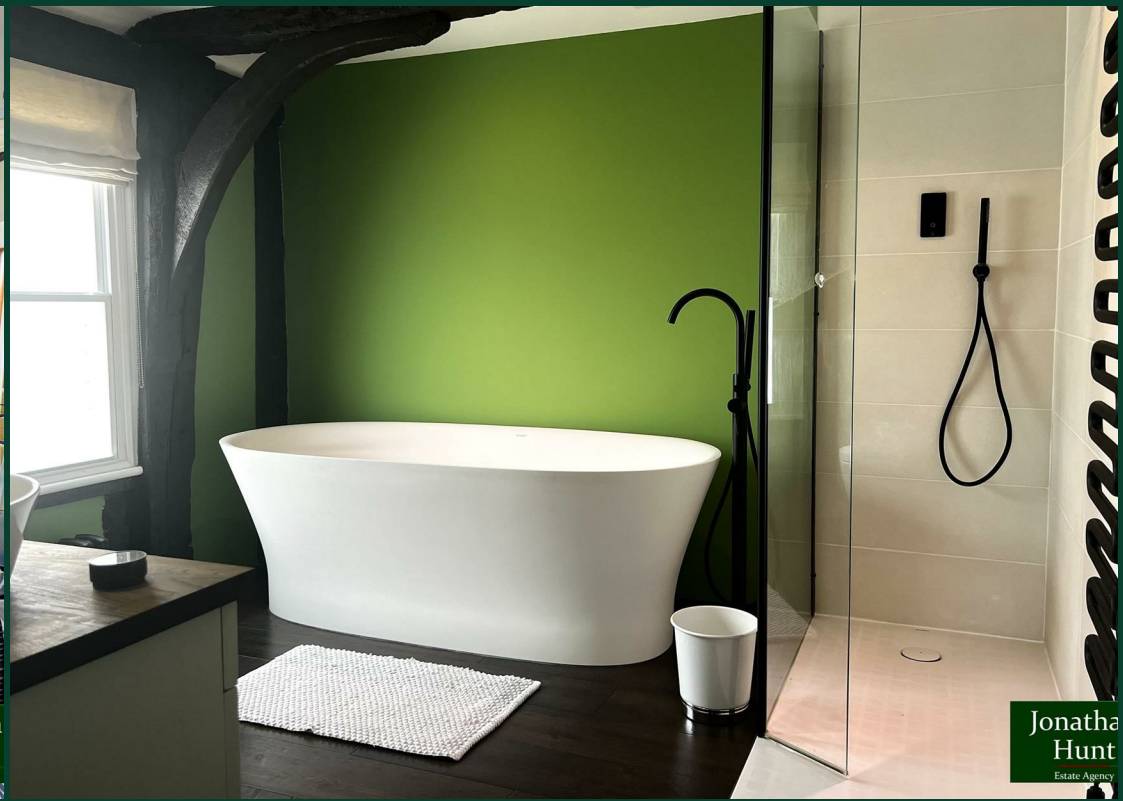
DETACHED DOUBLE GARAGE

SECRET GARDEN

PROPOSED EXTENSION SKETCH



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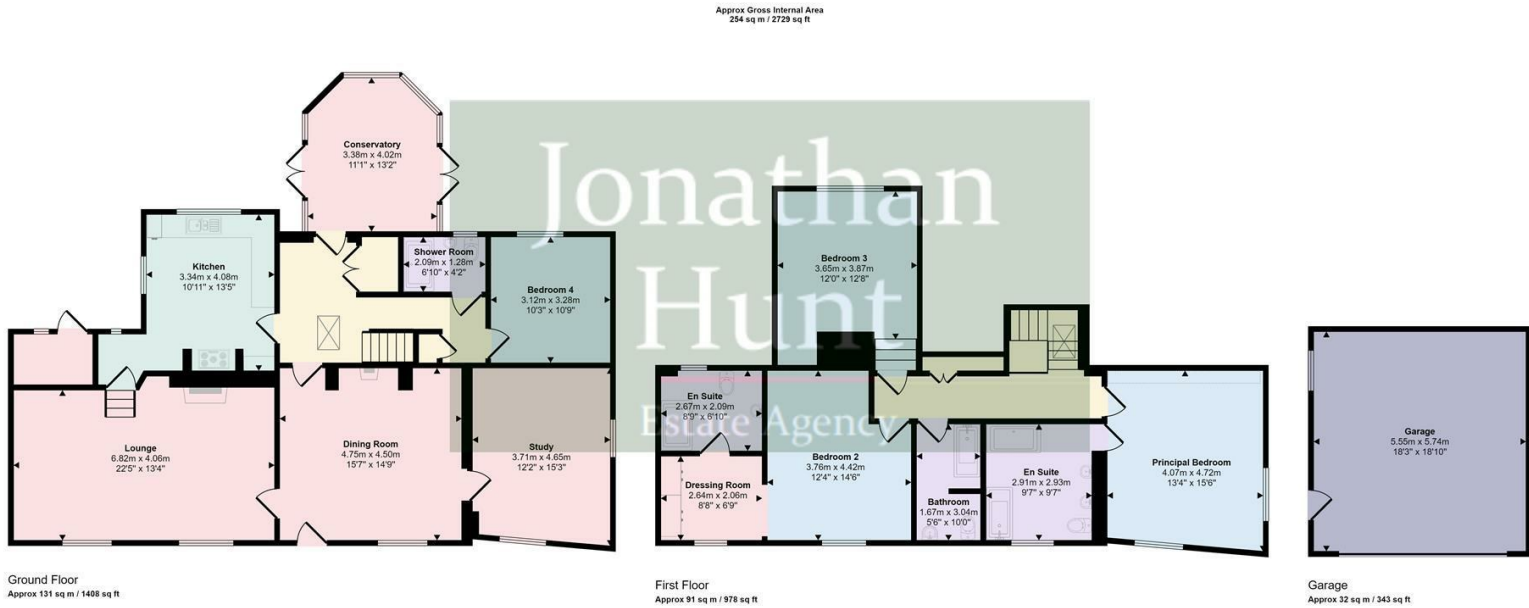


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Ground Floor
Approx 131 sq m / 1408 sq ft

First Floor
Approx 91 sq m / 978 sq ft

Garage
Approx 32 sq m / 343 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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			
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			
England & Wales	EU Directive 2002/91/EC		