



BigBlackHen.com

The beautifully simple new way to sell your home



Gypsy Lane, Great Amwell

A substantially extended and beautifully modernised family home with stunning open-plan downstairs living space in a highly sought-after village location close to local schools and transport links.

£1,295,000

01992 87 85 80



Overall Description

This is a large and immaculately presented detached house that has been extended and completely remodelled by its current owners. Improvements include the conversion of the double-garage into a second spacious living room, opening up the separate kitchen, sitting room and dining rooms to create one large and light open-plan space with tri-fold doors to the garden, re-modelling the first floor to make much better use of the space and converting the loft to create a luxury master bedroom suite with walk-in wardrobe and contemporary en-suite bathroom. Other modernisation includes all new double-glazed windows and doors, under-floor heating throughout the ground floor, a brand new timber staircase with a glass balustrade and quality timber/glass internal doors throughout. The end-result is a stylish, modern and substantial family home (3,000 sq ft) in all that has a real feeling of light and space throughout. Outside, the large driveway has been brick-paved and the west facing garden has been designed as an ideal low-maintenance entertainment space with decking area next to the tri-fold doors into the open-plan family kitchen and dining room. The property is being sold with no onward chain. Please call if you would like to arrange a viewing.

Location

Gypsy Lane is a highly sought-after location in the picturesque village of Great Amwell, situated just a mile and a half outside of Ware at the northern end of the Lea Valley in East Hertfordshire. The village has a church (St John the Baptist), excellent school (St John The Baptist CE Primary School), pre-school (Little-uns), well regarded pub/restaurant (George IV) and Parish Hall which hosts the Amwell Society. The house is in the catchment for the village Primary school and Presdales in Ware and there are other excellent schools locally including Haileybury in Hertford Heath. The village is perfect for keen walkers and cyclists with the Amwell Nature Reserve just a short walk away, a designated Site of Special Scientific Interest (SSSI) and a wetland site of international importance. There are excellent travel links close-by with train stations at Ware, St Margarets and Broxbourne, each with regular services to London. The A10 is just a few minutes drive away and leads to the M25 in around 20 minutes.

Accommodation

From the driveway the front door leads into the:

Entrance Hall 15'5 x 9'6 (4.70m x 2.90m)

Porcelain tiled floor with under-floor heating (which operates throughout the entirety of the ground floor). Contemporary oak staircase with glass balustrade to the first floor. Two large double cloaks cupboards.

Cloakroom 6'6 x 3'9 (1.98m x 1.14m)

Frosted window to front. Tiled floor. Stylish low-level wc and wash-hand basin.

Dining Room 26' x 11'5 (7.92m x 3.48m)

A large contemporary space, open plan into the kitchen/living room, with two tri-fold doors opening out onto the garden decking. Porcelain tiled floor. TV/Telephone/HDMI point. Open-Plan into:

Kitchen/Family Room 24' x 16'9 widest (7.32m x 5.11m widest)

Two windows to rear and two to side. Family living space centred upon a feature inglenook fireplace with solid wood mantel, brick surround, two small windows and a gas coal-effect fire. Stylish modern kitchen with granite work-tops, one-and-a-half bowl ceramic sink and kick-board lights. Space for electric range oven with five-ring gas hob. Stainless steel extractor hood. Central island with Quartz work-top and extra storage cupboards. Space for American style fridge/freezer. Fitted dishwasher. Wine fridge.

Sitting Room 18'7 x 17'8 (5.66m x 5.38m)

Two bay windows to the front and two windows to the side. Stylish wall-mounted flame-effect electric fire. TV/Telephone/HDMI point.

Gym 11'8 x 8'4 (3.56m x 2.54m)

Window to side and rear. Tiled floor. Two double storage cupboards. Doors to kitchen and hall.

Utility Room 11'7 x 5'5 (3.53m x 1.65m)

Window to side. Kitchen units with roll-top worksurfaces, space and plumbing for washing machine, space for tumble-drier and fridge. Tiled floor. Extractor fan.

First Floor 14'3 x 9'4 (4.34m x 2.84m)

From the hallway stairs lead up to the first floor landing. Window to front. Radiator.

Bedroom Two 20'6 x 14'1 (6.25m x 4.29m)

Two windows to side. Fitted wardrobes. Two under-eaves storage cupboards. Wall-mounted TV aerial point. Three period-style radiators.

En-Suite Bathroom 9'6 x 6'2 (2.90m x 1.88m)

Velux window to side. Modern freestanding roll-top bath. Low-level wc. Vanity unit with wash-hand basin and cupboard beneath. Porcelain tiled floor. Spotlights. Extractor fan.

Bedroom Three 15'4 x 11'2 widest (4.67m x 3.40m widest)

Two windows to side. Wall-mounted TV aerial point. Fitted wardrobes with clothes rails and shelving along one wall. Radiator.

Bathroom 13'3 x 11'7 (4.04m x 3.53m)

Two frosted windows to rear. Freestanding roll-top bath. Fitted double shower-cubicle. Low-level wc. "His and Hers" sink unit. Tiled floor. Half-tiled walls. Spotlights. Modern heated towel-rail.



Bedroom Four 13'3 x 12'4 (4.04m x 3.76m)

Window to side. Radiator.

En-Suite Shower Room 5'9 x 5'6 (1.75m x 1.68m)

Velux to side. Shower-cubicle. Low-level wc. Vanity unit with wash-hand basin and cupboard beneath. Tiled floor and walls. Modern heated towel-rail. Spotlights. Extractor fan.

Bedroom Five 13'10 x 11'2 (4.22m x 3.40m)

Window to side. Fitted wardrobes. Radiator.

Bedroom Six 9'4 x 9'2 (2.84m x 2.79m)

Window to front and side. Fitted double wardrobe. Telephone point. Radiator.

Second Floor 12' x 3' (3.66m x 0.91m)

From the first floor stairs lead up to the second floor landing. Two sky-lights.

Master Bedroom 13'9 x 12'7 (4.19m x 3.84m)

Full-height window to side and two velux windows to front. Two under-eaves storage spaces. Wall-mounted air-conditioning unit. Spotlights.

Walk-in Wardrobe 9'5 x 2'6 (2.87m x 0.76m)

Window to front. Fully-fitted wardrobes down each side.

En-Suite Bathroom 12'11 widest x 10'5 widest (3.94m widest x 3.18m widest)

Velux to front. Modern freestanding roll-top bath. Shower cubicle with tiled surround and glass shower-screen. Low-level wc. Vanity unit with wash-hand basin and tiled splash-back. Storage cupboard. Tiled floor. Spotlights. Extractor fan.

Outside

The property is approached through wooden gates onto a large brick-paved driveway with ample parking and turning space. EV charging point. A gate leads through to the back garden which has a large decking area next to the tri-fold doors into the dining room. There is a good-sized central area of artificial grass, flowerbeds containing mature shrubs and trees, a storage area behind the property and a SUMMERHOUSE.

Services & Other Info.

Mains, water, drainage, gas and electricity. Gas central-heating (under-floor heating on the ground floor). EV charging point. Alarm. Council Tax Band: G. Approx 3,000 square feet.



TOTAL FLOOR AREA : 3000sq.ft. (278.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(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	

Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.



BigBlackHen.com