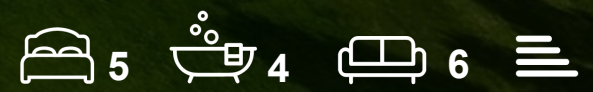




The Cottage Green End
Ware, Ware, SG12 0NY
Guide price £2,750,000



The Cottage Green End, Ware, Ware, SG12 0NY

Greenhill Estates are delighted to present to market this imposing 6200sq ft detached residence situated in Green End, Ware. Recently remodelled and designed to the highest of specifications offering glamorous and contemporary accommodation ideal for entertaining and stylish family living. Occupying a two acre plot and accessed via secure modern gates which lead to a sweeping driveway with parking for ample cars, this phenomenal home really does tick all the boxes and is offered for sale CHAIN FREE.



Approximate Gross Internal Area - 6182 sq ft - 574 sq m
Ground Floor Area - 3952 sq ft - 363 sq m
First Floor Area - 1463 sq ft - 136 sq m
Outbuildings Area - 667 sq ft - 62 sq m

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	



Although Pink Plan Ltd ensures the highest level of accuracy, measures approximate and no responsibility is taken for error, omission or miss purposes only as defined by RICS code of measuring practise. No guarantee property within this plan. The figure icon is for initial guidance only



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.