

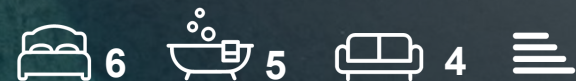


GREENHILL



The Rowans Westmill Road  
, Ware, SG12 0EW

Offers in excess of £1,750,000





# The Rowans Westmill Road, Ware, SG12 0EW

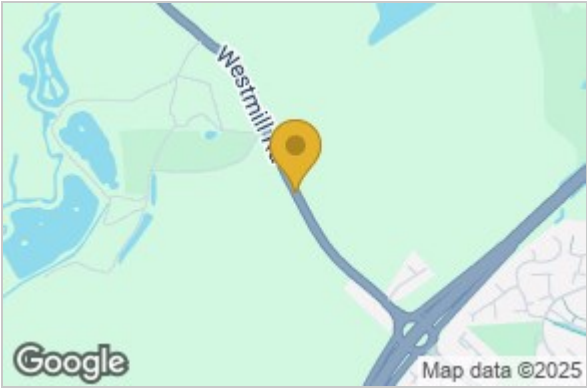
Greenhill Estates proudly presents The Rowans, a residence of unparalleled distinction that epitomises eco friendly luxury living. This remarkable property boasts an expansive footprint exceeding 4600 sq ft and is impeccably situated in a convenient location with easy access to Ware and Hertford town centres. Meticulously crafted to the highest standard of finish, every detail contributes to its show-stopping elegance.

Behind private gates, this detached stand-alone property offers 6 double bedrooms, 5 bathrooms, a swimming pool, a pool house/ annexe, multiple reception rooms including a sunken lounge, a utility room, 3 garages, a gym area, a stunning South-facing rear garden, an outdoor kitchen, a fire pit, and much more. The high eco friendly specification includes full underfloor heating, solar panels, an alarm/CCTV system and a surround sound speaker system, both inside and outside. This exceptional property is also offered for sale chain-free.

Rarely does a property that so perfectly captures the essence of luxury and convenience come to market and we invite you to schedule a viewing of The Rowans to truly appreciate the grandeur and lifestyle it offers.



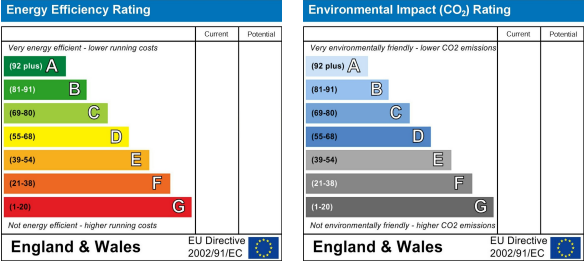
## Area Map



## Floor Plan



## Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.