



The Pavilion

Warrax Park, Stanstead Abbots, Ware, Hertfordshire, SG12 8AR

FINE & COUNTRY

The Pavillion, Warrax Park, Stanstead Abbots, Ware, SG12

Rarely is there an opportunity to purchase a property and setting quite like 'The Pavilion', it is truly, one of a kind. Positioned privately in an elevated position surrounded by wild shrubs, plants and mature trees is this beautiful oak frame detached lodge along with the original scoring hut for when tennis was played in the grounds back in the Victorian times.



STEP INSIDE

The Pavilion

The Pavilion sits centrally within this secluded plot that approaches 1.5 acres offering a truly unique and rare opportunity to relax, unwind and enjoy the beautiful surroundings.

Driving up the private part of the driveway it's easy to see how this proposition is one of a kind.

Stepping inside, there is an excellent open plan kitchen area with quartz topped work surfaces and a sizable lounge with oak beams and timbers on display with plenty of doors and windows to enjoy the 360' view of this wonderful plot.

Moving upstairs, there is a spacious bedroom with en-suite shower room and velux windows allowing plenty of natural light to enter.









STEP OUTSIDE

The Pavilion

Stepping outside, the grounds are excellent for the outdoor type of person.

In front of the Pavilion are level formal gardens which were once the tennis courts to the original house, there are 2 outbuildings which lend them self perfectly for storage or as a small study/work shop.

Moving past the Pavilion, the rest of the plot is more rugged and rough with an abundance of trees and wild flowers, ideal for pets or to grow vegetables.

A hardstanding path provides access to the dwellings from the formal gardens.







LOCATION

Stanstead Abbots is a bustling and popular village with a café style society having a good range of local shops, public houses and restaurants. Stanstead Abbots is in the heart of the lea valley conservation area with the river running through the village and beautiful walks, cycle routes and bridleways in the surrounding countryside.

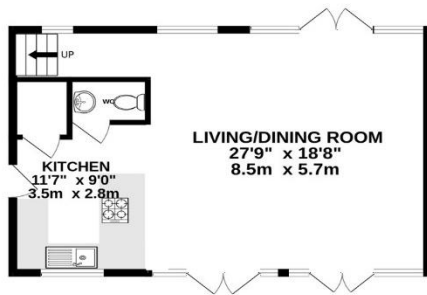
St Margaret's station, which is within easy walking distance, offers commuter services to London's Liverpool Street in approximately 40 minutes.

Excellent road links are available via the A10, A414 and M25.

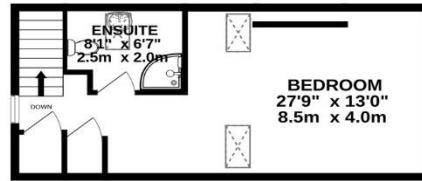
First class schooling is found in the local area with Haileybury, St Edmunds, Duncombe and Heathmount all being within easy reach.

THE PAVILION

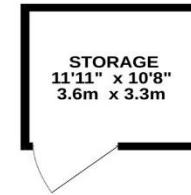
GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.



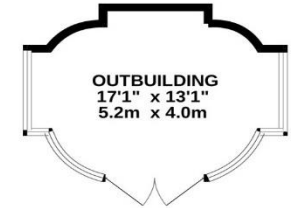
1ST FLOOR
361 sq.ft. (33.6 sq.m.) approx.



OUTBUILDING
127 sq.ft. (11.8 sq.m.) approx.



OUTBUILDING
183 sq.ft. (17.0 sq.m.) approx.



TOTAL FLOOR AREA : 1190 sq.ft. (110.5 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.





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