



## The Coach House

Ware Road | Widford | Ware | SG12 8RG

FINE & COUNTRY

## The Coach House, Widford Road, Ware, SG12 8RG

Having formerly been a coach house with stabling, this unique home offers versatile accommodation of immense charm and character that also benefits from a detached annex.

Set within beautiful gardens approaching half an acre that adjoin open farmland this most delightful home provides for a tranquil rural retreat and lifestyle yet is located just a few minutes' drive from larger commercial centers, all of which provide excellent educational choices, shopping facilities and road and rail links into London.



# STEP INSIDE

## The Coach House

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The entrance hallway is bright, spacious and offers access to the kitchen diner, the ground floor bathroom and the two larger ground floor bedrooms.

The kitchen diner is centrally located and definitely the heartbeat of this fabulous home with wonderful front and rear aspect views. Its an open plan set up which lends itself perfectly for entertaining with a well-placed kitchen island and plenty of base and wall units all topped with a black quartz worktop.

The lounge and TV room are located passed the kitchen diner and are both well positioned to enjoy the stunning external views. Of particular note is the open fire place in the lounge which amplifies the relaxing setting this property offers.

Moving to the other side of the ground floor are two generous bedrooms with the larger (master) being an excellent sizer and benefitting from its own en-suite bathroom.

The first floor is access through via the kitchen and provides two further bedrooms and a toilet, perfect for small children or guests.













# STEP OUTSIDE

## The Coach House

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Sit back, relax and take in the view. There aren't many properties that can offer the views that The Coach House has to offer, they are one of a kind.

The gardens are immaculate throughout with mature trees providing privacy in the right places with the view of the open fields all on show and to enjoy.

Further accommodation is provided in the way of an excellent detached studio/annex which lends itself perfectly for either using as an additional source of income or accommodation for guests.

There is plenty of parking on the driveway and also under the main part of the Coach House, in addition there is a large storage shed tucked away.

Local Authority: East Herts DC 01279 655261.

Council Tax Band: G

EPC: Exempt

Grade 2 Listed

Mains Gas

Mains Drainage

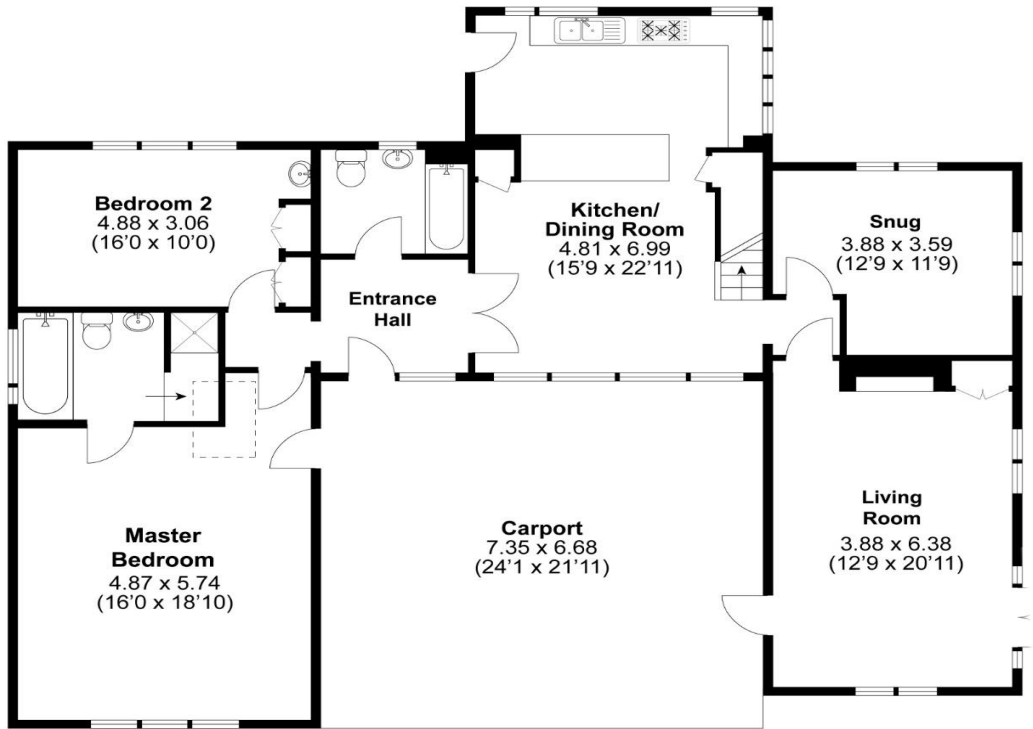
Brick Built

Restrictive covenants apply to the annexe, please enquire for more details

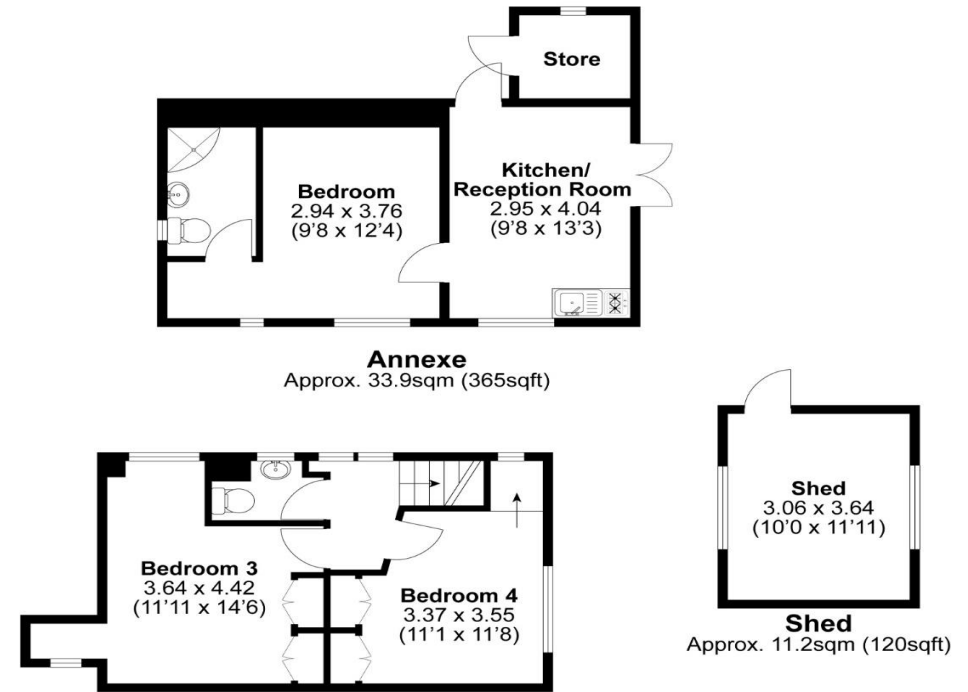




# THE COACH HOUSE



**Ground Floor**  
Approx. 141.8sqm (1526sqft)



**First Floor**  
Approx. 32.6sqm (351sqft)

**TOTAL FLOOR AREA: 2362 sq.ft. (219.4 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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