



Thatches

Hillside Lane | Great Amwell | Hertfordshire | SG12 9SG

FINE & COUNTRY

STEP INSIDE

Thatches

A beautiful light entrance hallway sympathetically connects the original thatched cottage to the new edition to this home. To the right you will find the dining room, with dual aspect windows and exposed beam, a lovely entertaining space. A cosy living room with feature brick fireplace and wood burning stove, beautiful, exposed beams and the original front door to the cottage, the perfect place to enjoy winter evenings with a glass of wine. The original part of this home has a delightful, thatched roof and offers plenty of character and charm.

Flowing seamlessly into the extended part of this home you will find a well-designed kitchen, with lots of natural light, door leading out to the beautiful gardens. A light hallway with views to the front garden lead you to the generous size second bedroom, which offers a sky light and low level windows to you can appreciate the view on the south facing garden in the morning. There is a family bathroom and a master bedroom at the far end of the hallway. The master bedroom has French doors leading out to the garden and sky light and low window to the front, built in wardrobes and ensuite shower room.











STEP OUTSIDE

Thatches

The property is set within approximately 0.21 acres, beautifully set within a picturesque white picket fence and electric gates. This home is surrounded with well maintained beautiful gardens, gravelled front driveway with carport and detached garage. The garden has been landscaped and carefully designed to create a private oasis for the owners to enjoy. The front gardens offer a lovely patio area with various tree and shrub borders. The south facing rear garden has a central lawn with patio, summer house with power and light.

Location

The village of Great Amwell offers fantastic countryside walks, local pubs on the doorstep and a fabulous school.

Just 1.3 miles to Ware and Ware station, you will find many local shops, restaurants, pubs, and schools. There is a very well-known garden centre, Van Hage, within a short walk of the property, they have a lovely tea room, a great place so while away the hours.

Surrounded by some of the most prestigious colleges such as St Edmunds, Bishops Stortford and Heath Mount.

Hanbury Manor Golf & Spa and East Herts Gold club are within a short drive.

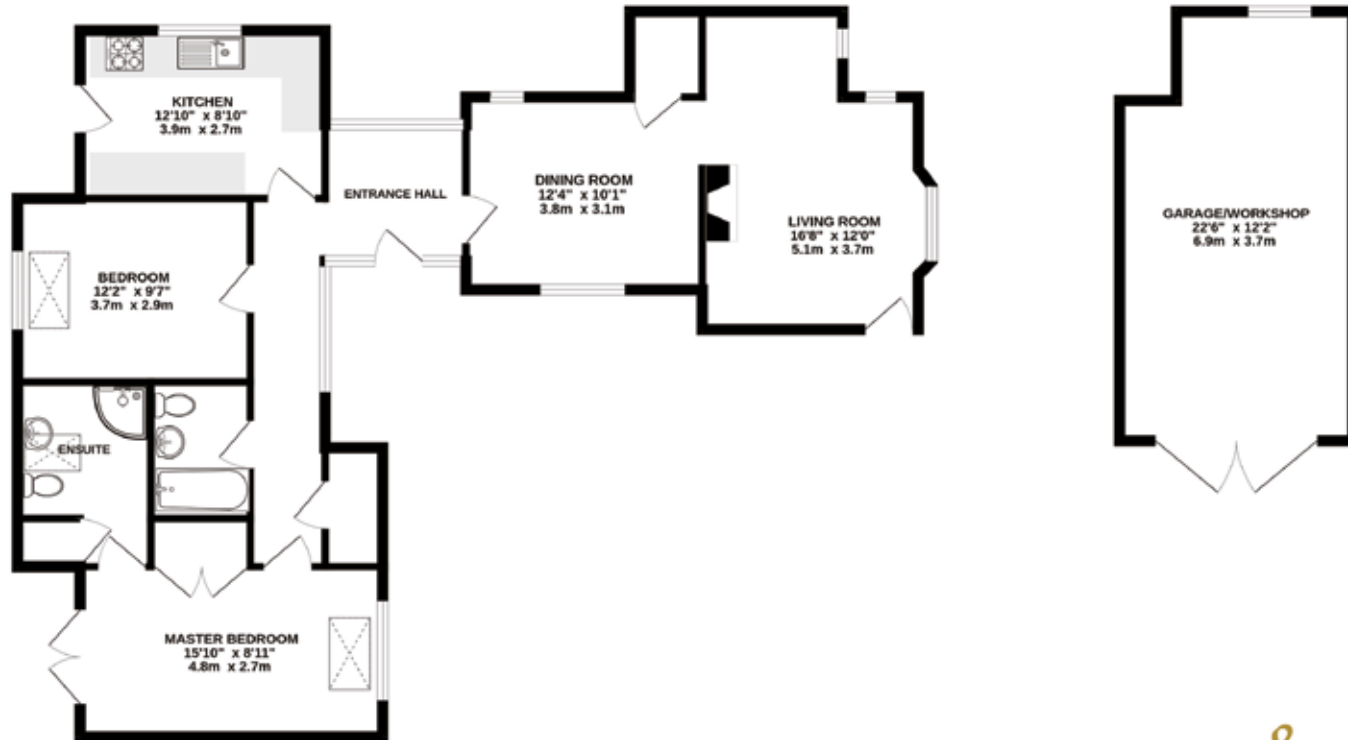
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GROUND FLOOR
945 sq.ft. (87.8 sq.m.) approx.

GARAGE
261 sq.ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA : 1206 sq.ft. (112.0 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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Council Tax Band:E
Tenure: Freehold
EPC Exempt

Offers over £850,000



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