



Thatched Cottage

Munden Road | Dane End | Ware | SG12 0LH

FINE & COUNTRY

STEP INSIDE

Thatched Cottage

A stunning Grade II listed, detached, thatched cottage situated in the sought after village of Dane End in Ware. This home has been renovated since the property was purchased and offers approximately 1703 sq. Ft of accommodation including the garage. The property is set within approximately 0.10 acres of garden and surrounded by plenty of Hertfordshire countryside and walks. There is a large driveway with parking for 3 cars plus the double garage. Just a short walk away there is a fabulous primary school, village shop and post office, pub and golf club which offers a lovely community feeling. There are mains water, electric and oil to the property EPC exempt, council tax band E and there is no onward chain.

Step Inside

A delightful chocolate box cottage, warm and inviting, the front door leads you into the open planned boot/utility area with exposed beams and tiled flooring. A great space after a long walk with the dogs through the countryside. Into the kitchen which has been refurbished to offer more space and light. There are two reception rooms, a dining room with feature fire surround where there once was a back boiler which could be made into a lovely area to entertain with a wood burning stove and just to the side of the kitchen. There are plenty of exposed beams throughout the house especially in the living room which is a spacious room with feature fire surround again which could be changed to add another wood burning stove. The ceiling heights are very good heights on the ground floor with no restricted areas. There is a downstairs bathroom which has been refurbished by the current owners and an extension which is currently used for a playroom or could be a study, with barn style door to the rear garden. On the first floor there are three bedrooms, the first bedroom to the right could easily be converted to a first-floor bathroom as the plumbing is directly below to the ground floor bathroom.











STEP OUTSIDE

Thatched Cottage

Step Outside

The property is set within approximately 0.10 acres, with a small front garden, feature well, side, and rear garden with mainly laid lawns. A driveway with parking for 3 cars plus generous double garage.

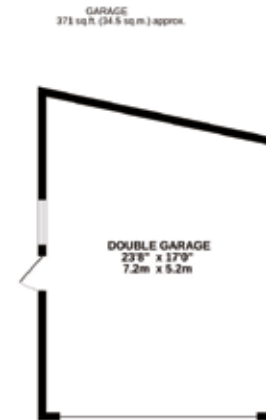
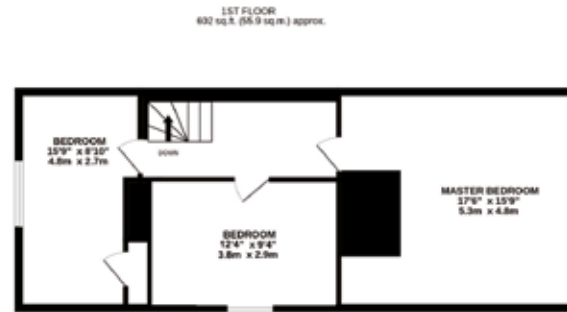
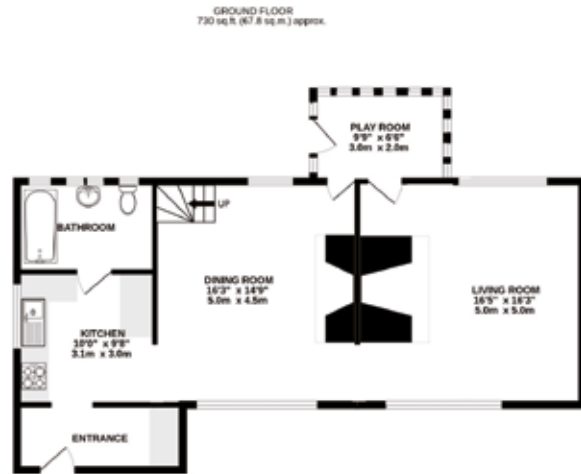
Location

Situated in the most south after village of Dane End, Ware surrounded by fantastic countryside walks, local pubs, and fabulous schools.

Just 5.5 miles to Ware town centre where you will find many local shops and restaurants. There are many very well-regarded schools nearby and just 17 miles to Stansted airport.



THATCHED COTTAGE



TOTAL FLOOR AREA : 1703 sq.ft. (158.2 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.

Property marketing by pixels.co



Council Tax Band: E
EPC Exempt
Tenure: Freehold
£ 750,000



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 10880001 Registered Office: The Elms, Aspenden, Buntingford, Hertfordshire, England, SG9 9PG. Printed 23.04.2024





Fine & Country Ware, Hertford and Welwyn
Office 1, 21 Baldock Street, Ware, Hertfordshire SG12 9DH
01920 443898 | ware@fineandcountry.com

