



Martins Nest and Woodpeckers  
Friars | Braughing | Ware | Hertfordshire | SG11 2NR

FINE & COUNTRY



We are delighted to bring to the market 'Martins Nest' and 'Woodpeckers'. This is a fantastic and unique opportunity to acquire these two bungalows set in quite stunning grounds that exceed 2 acres. Located in Braughing Friars, the location is just outside the ever popular East Hertfordshire village of Braughing.

With total accommodation in excess of 3500 square feet this opportunity really does offer many possibilities with great development scope (STPP). There are so many options open as the property can

be used as either a 4 bedroom bungalow or 2 x 2 bedroom semi detached dwellings, multi-generational living as the larger of the two garages has planning permission granted to convert into a one bedroom annex.

This really is a superb opportunity all round for many types of buyers to tailor this rural setup to their own taste.



# STEP INSIDE

## Martins Nest and Woodpeckers

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Martins Nest is the first of the bungalows and you enter into a generous fitted kitchen with a large window that makes the most of the views to the rear garden. There is a small area for day to day dining and the bathroom leads off from the kitchen. Walk through to a good sized lounge which also has a sun room to enjoy the views over the fields to the front. Towards the rear, there is a dining room spacious enough for a large table. Further down the bungalow, you will find two double bedrooms; the master has fitted wardrobes and the rear bedroom also has a sun room with access to the garden. Woodpeckers is accessed from the other side of the plot, into a generously sized conservatory. This was added in 2007 and is a great space for a large dining table and to sit enjoying the cosy wood burner. It also doubles as a utility space and offers plenty of storage. Moving into to the original building, the fitted kitchen makes the most of those garden views. On the side of the corridor is the bathroom then there is a small snug tucked behind that. Both double bedrooms are a good size and beautifully presented with fitted wardrobes.















# STEP OUTSIDE

## Martins Nest and Woodpeckers

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Both properties have their own entrance gates and driveways and the garden completely surrounds the building. In addition, Martins Nest has a double garage and Woodpeckers has a 14 metre long double garage which has been split in the middle to provide a space at the rear for a home office, gym or a games room, this building also has Planning Permission to convert to a 1 bed annex.

To the front there is a well maintained lawn hedge and other mature bushes, however it is the rear garden that really makes this property sing. At just over 2 acres, the land stretches back to meet open farmland and there is a brook which borders the side of the property. The lawn is well kept and fruit trees provide fruit and blossom in summer months. There are many established trees and bushes which give shade and attract wildlife to the garden. This location is truly stunning and offers the opportunity to build a really fabulous home in these beautiful surroundings (subject to planning consent).

### Location

Lying only a few miles from the A10 the village offers many local pubs, fantastic walks, and many historical buildings to enjoy. The neighbouring towns of Ware just 8.5 miles away and Bishops Stortford 7.5 mile provide wonderful amenities, and train stations. Stansted airport is just 13 miles away, which makes travel so easy. Surrounded by some of the most prestigious colleges such as St Edmunds, Bishops Stortford, Heath Mount and Haileybury College. Hanbury Manor Golf & Spa and East Herts Golf club are within a short drive.

### INFORMATION

Calor Gas Tank  
EPC Rating E  
Council Tax D  
Septic Tank  
Local Authority Is East Herts

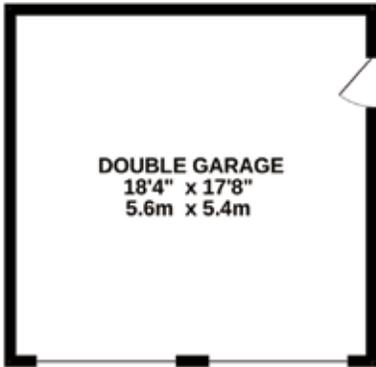
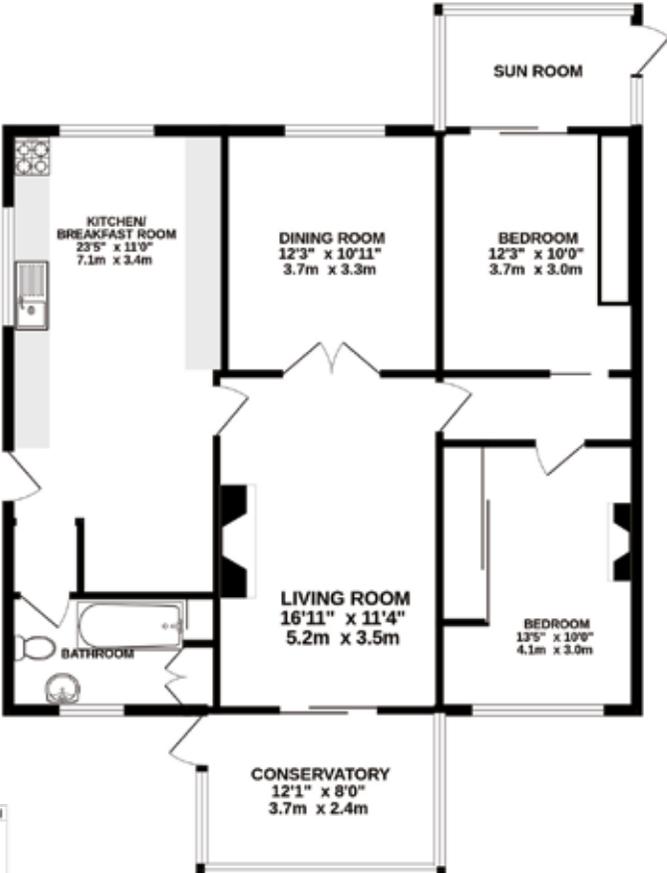


*Guide price* £1,250,000

# MARTINS NEST

**GROUND FLOOR**  
1074 sq.ft. (99.8 sq.m.) approx.

**GARAGE**  
325 sq.ft. (30.2 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	44 E	
21-38	F		
1-20	G		

**TOTAL FLOOR AREA : 1399 sq.ft. (130.0 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.

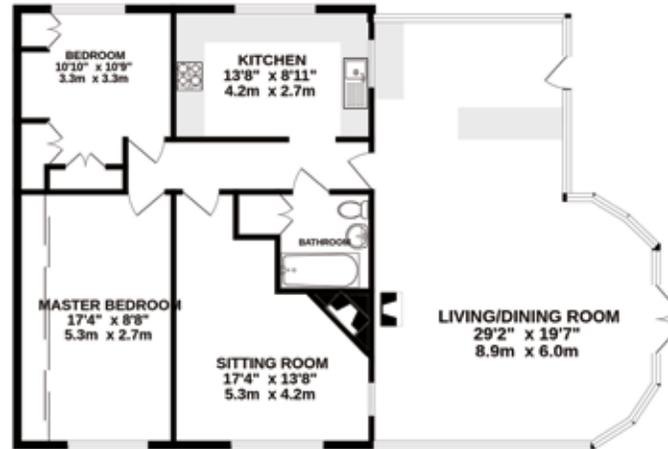
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# WOODPECKERS

GROUND FLOOR  
1204 sq.ft. (111.8 sq.m.) approx.

GARAGE  
948 sq.ft. (88.1 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	39 E	54 E
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 2152 sq.ft. (199.9 sq.m.) approx.

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