



High Hedges

Haultwick | Ware | Hertfordshire | SG11 1JQ

FINE & COUNTRY

STEP INSIDE

High Hedges

A beautifully positioned four-bedroom, detached family home situated in the heart of Haultwick, Ware. The property is set in a lovely village, surrounded by Hertfordshire countryside and just a short distance to Ware town, station and surrounded by fabulous schools. This delightful home offers open planned, modern contemporary living with approximately 2943 sq. Ft of accommodation. Stunning bi folding doors to the rear of the property, a great entertaining space leading out to the pretty cottage garden. There is a ground floor bedroom with ensuite and a further three bedrooms with ensuites on the first floor which offer multi-generational living. The property has oil central heating and double-glazed windows, EPC band D, council tax band F.

Step Inside

Into a light and airy hallway, with wooden limed grey oak flooring continuing up the staircase and into the living and sitting room. A modern, feature glass wall with doorway leading into the living room, with stunning views to the garden, feature fireplace with bi folding doors throughout the rear of this home, leading out to the garden. This is a great entertaining space, connecting all the family and making it the heart of the home. The bespoke kitchen is beautifully fitted with range master and Aga, and various built-in appliances. Under floor heating beneath the Limestone tiled floor, various modern radiators and surround sound fitted within the kitchen and living area. There are bi folding doors separating the kitchen diner to the living room a French door into the sitting area. The sitting room is a relaxing place to take in the wonderful garden or read a book with French doors straight out to the garden. This home accommodates for multi-generational living and offers a bedroom with ensuite on the ground floor, separate utility room and cloakroom.

On the first floor a stunning master bedroom with dual aspect windows and shutters, walk in wardrobe and ensuite bathroom. Two further bedrooms with shutters and ensuite shower rooms. The property is in fantastic condition and finished to a high standard throughout.











STEP OUTSIDE

High Hedges

Step Outside

A gravelled driveway with parking for many cars, various flower beds with picket fencing a gate to side leading to rear. There is a garage with power and light and various outside lighting. The rear garden has been beautifully designed with patio area, various flower and shrub boarders and laid lawn. A wooden built out building / potting shed with power and light, lighting, and water tap.

Location

Haultwick is a peaceful, countryside village set in Ware, Hertfordshire. The property is just 7 miles to the High Street and train station.

There are many highly regarded private schools locally including St Edmunds College, Haileybury, Heath Mount and Bishops Stortford College.

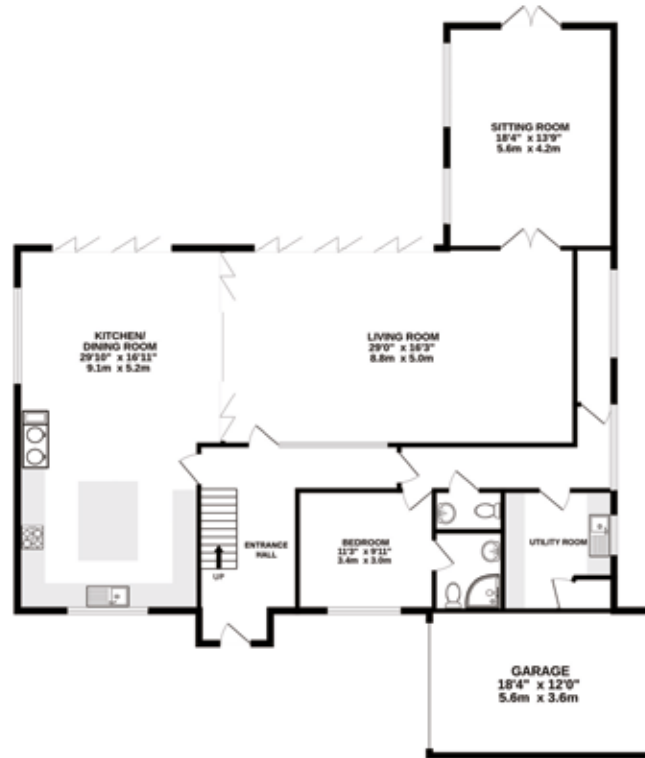
The A10 provides excellent road access to London, the M25 and Cambridge and just 17 miles to Stansted Airport.

Asking price £ 1,200,000

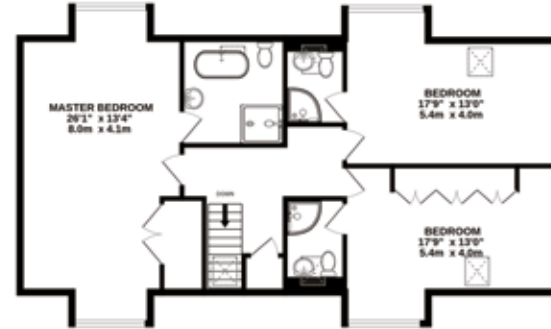


HIGH HEDGES

GROUND FLOOR
1955 sq.ft. (181.6 sq.m.) approx.

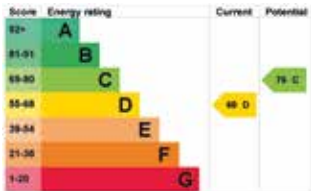


1ST FLOOR
988 sq.ft. (91.8 sq.m.) approx.



TOTAL FLOOR AREA : 2943 sq.ft. (273.4 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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