



Beaumont

7 Belle Vue Road | Ware | Hertfordshire | SG12 7BD

FINE & COUNTRY

Beaumont, 7 Belle Vue Road, Ware, SG12 7BD

A fabulous Victorian detached family house tucked away in a highly sought after private road within a 15 minute walk of Ware station and High Street.

Excellent, well presented, flexible and spacious accommodation of over 3000 sq'. Sympathetically extended and improved to blend the best of the original character features with the contemporary needs of today's family.

The present owners were drawn to the classical features of the original Victorian house with generous sized rooms, high ceilings, fireplaces, sash windows and French doors. Of particular note is the impressive kitchen/breakfast room that is open to a huge dining/family room with bi folding doors that open onto the lovely landscaped mature garden.

This is an ideal house for families wanting to be close to the amenities the town has to offer yet also wish to be tucked away.



STEP INSIDE

Beaumont

A pretty covered porch and original front door with stained glass leads into the elegant hallway with high ceilings, stairs rising to the first floor and Oak flooring. Off the hallway is a comfortable lounge with Oak flooring, bay window and fireplace with wood burner. A further sitting room is across the hallway, again with Oak flooring, bay window and fireplace with wood burner. The sitting room opens up into a very impressive large dining/family room that has bi folding doors that open onto the gardens. This fabulous room adjoins the kitchen/breakfast room and together they form the most amazing entertaining/family space. The large kitchen is well fitted with a good range of units and a large island unit. The kitchen overlooks the gardens to the rear. A playroom is found off the kitchen and leads to the utility room and a downstairs cloakroom. In addition to the ground floor accommodation is a useful basement/music room approached off the dining room.

Upstairs the bedrooms are all good sizes with a large master bedroom, four further double bedrooms, a luxurious family bathroom, a separate luxuriously fitted shower room and a well fitted study/office. On the top floor the loft has been converted to form an excellent large media/studio/games room, every teenagers dream.









STEP OUTSIDE

Beaumont

Set at the head of a private cul de sac, Beaumont is approached by a large driveway that provides parking for numerous vehicles and leads to the garage. The garage is larger than average and benefits from light and power and has a door that leads into the utility room. The front garden is bordered by a low wall and has been attractively planted with mature shrubs and box hedging.

The rear garden is a fine feature of the house having been beautifully landscaped with a large decked area to the rear of the house from which pathways meander to the foot of the garden through pergolas to a further decked area that is adjoined by a brick outhouse with sauna and covered deck, ideal for entertaining. At the very foot of the garden is an excellent children's play area. Throughout, the garden is well stocked with evergreen shrubs and climbers that provide year round colour and interest.

Note: The photos were taken in a previous summer to give an idea of the house and garden during the summer months, Naturally therefore certain elements may have changed over time.



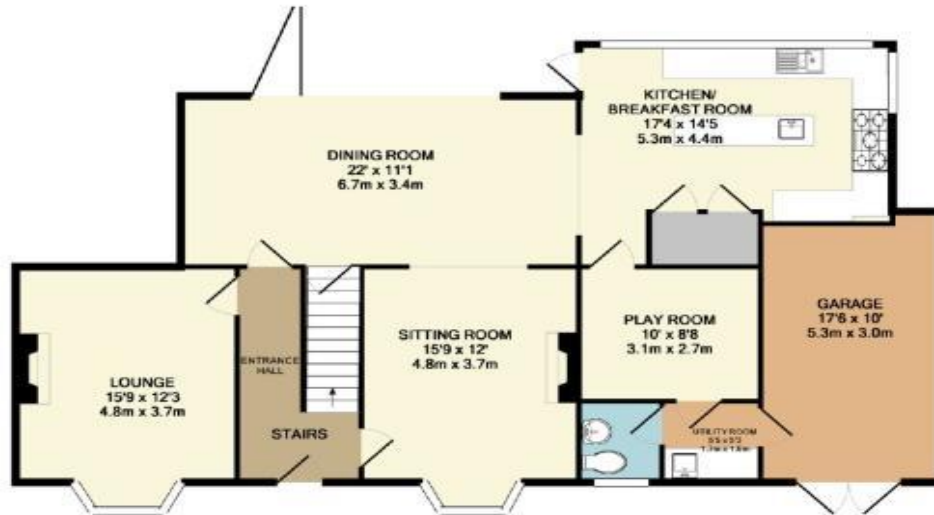


LOCATION

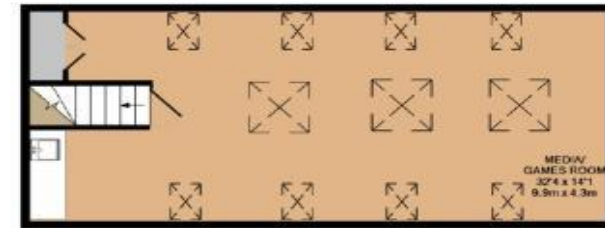
Ware is a historic and pretty market town with a busy High Street full of interesting shops, cafes, bars, pubs and restaurants all of which are complimented by Ware Station that provides rail connections into Tottenham Hale and Liverpool Street. The town also is well placed for numerous well regarded schools, both state and private, including Heathmount, Duncombe, Presdales, St Edmunds College, Haileybury, and Bishop's Stortford College to name a few.

Ware, Broxbourne or Bishop's Stortford. Stansted International Airport is 17 miles from Anstey.

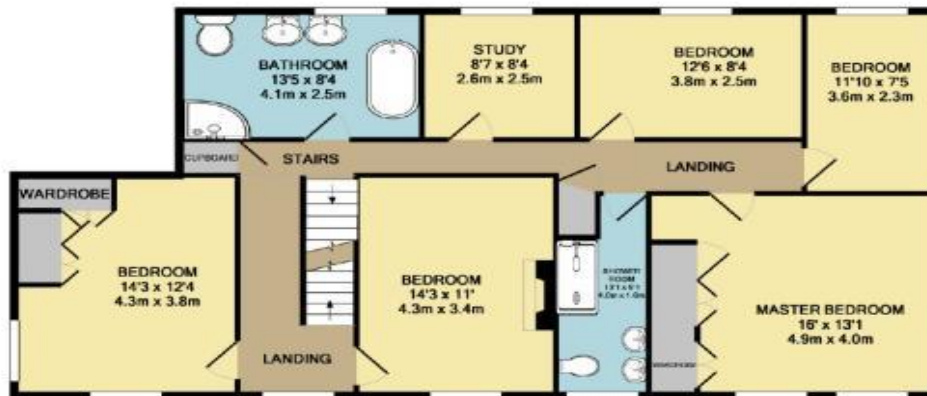
Throughout the area are many leisure facilities including fine golf courses, sporting facilities including rugby, cricket and football clubs, equestrian centres and numerous bridleways and footpaths.



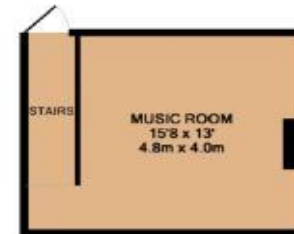
GROUND FLOOR
APPROX. FLOOR
AREA 1232 SQ.FT.
(114.5 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 454 SQ.FT.
(42.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1173 SQ.FT.
(108.9 SQ.M.)



BASEMENT LEVEL
APPROX. FLOOR
AREA 199 SQ.FT.
(18.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 3058 SQ.FT. (284.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operating or efficiency can be given.
Made with Metropix i20018

AGENTS NOTE: Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Floorplans are for guidance only and are not to scale. Measurements are approximate.



Fine & Country – selling the finest homes throughout Hertfordshire
Tel: +44 (0)1920 443898 | ware@fineandcountry.com

FINE & COUNTRY
fineandcountry.com™