



Collett Lodge
Collett Road | Ware | Hertfordshire | SG12 7LX

Collett Lodge is a stunning two / three bedroom detached Grade II listed home. This Victorian home was built in 1888 is situated in the town of Ware and walking distance to local shops, schools and the train station. This period home has been extended sympathetically to create a ground floor bedroom which offers and ensuite shower room, this could also serve as a cosy living space or ideal for someone working from home. There is approximately 1344 sq. Ft of floor space and a private rear garden which offers various raised areas to enjoy the sunshine and entertain with off-street parking to the side of the property. There is gas central heating, main sewerage, EPC band E, council tax band E.

Step Inside

A warm and inviting welcome through the beautiful porch and solid wooden doorway leads you into this delightful character home full of charm, a few steps down take you into the living room which offers floods of natural light with feature leaded windows and ornated fireplace, stripped wooden flooring and original doors throughout. There is a wooden staircase leading up to the first floor.

The dining room is a generous size and leads to the kitchen which is ideal for entertaining and compliments the living room with a leaded bay window and wooden flooring.

The wooden fitted kitchen offers a central island and a great entertaining area with Velux windows and wooden exposed beams and French doors to the garden. There is a cloakroom and utility room just off the kitchen.

The property has been extended to create a cosy sitting room or third bedroom with ensuite shower room. This is ideal for when guests visit or great for those working from home.

On the first floor there are two generous bedrooms with high ceilings and built in wardrobes and a four-piece bathroom with double shower and roll top bath fitting the Victorian period. There is also a study / dressing room.









Step Outside

The rear garden has been well designed to offer various levels of patio and seating with a double wrought iron gate to the side which could allow a further car parking space from the one to the side of the property.

Steps lead up to a large patio area and wooden shed with power and light.

Location

This fabulous home is just 0.4 miles to Ware High Street, a lovely place to shop and enjoy a meal or a coffee, there are some lovely parks and walk and a local Lido.

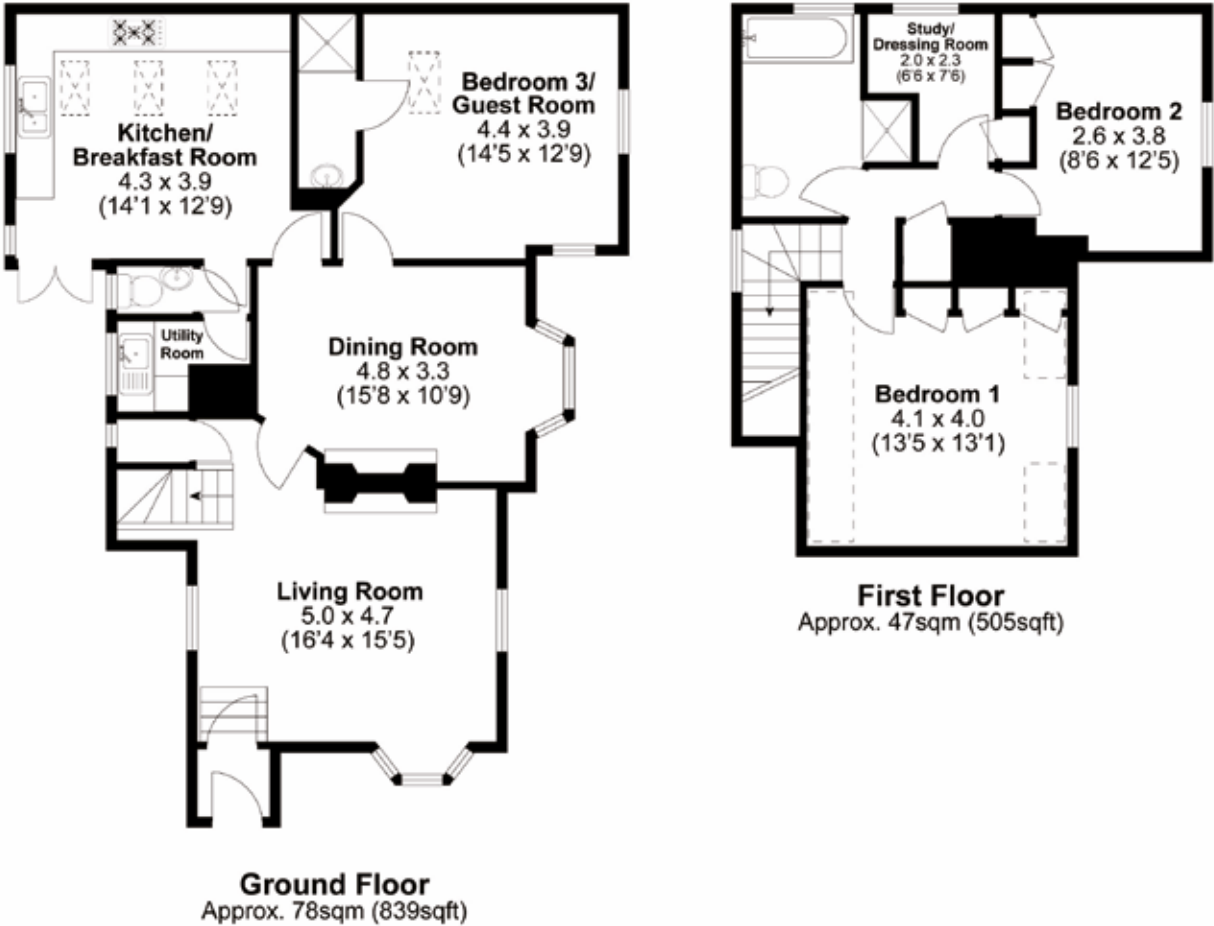
The train station is just 0.9 miles away, great for commuting into London.

For the frequent flyer it is 23.5 miles to Luton Airport, 18.8 to Stansted Airport and 49.5 miles to Heathrow Airport.





COLLETT LODGE



Council Tax Band: E
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 1344 sq.ft. (125 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.



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 ©2025 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 10880001 Registered Office: The Elms, Aspenden, Buntingford, Hertfordshire, England, SG9 9PG. Printed 03.04.2025



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