



The Clock House  
Colliers End | Ware | Hertfordshire | SG11 1EN





The Clock House is a stunning detached family home built in 2023 by the current owners, the property is a most impressive 5,743 sq. ft of accommodation including the garage. There are spacious, light and airy rooms with a large kitchen/ dining/ living area, family room which can be potentially separated into smaller reception rooms or a ground floor bedroom and ensuite plus a study and cloakroom. The first floor offers an exquisite principal bedroom with vaulted ceiling, dressing area and bathroom with French doors and Juliet balcony overlooking fields. Currently there are two further bedrooms with rooms ready to fit ensuite bathrooms. The property does require the new owners to finish the property with regards to bathrooms, garden landscaping and finishing touches. Underfloor heating throughout, 10-year ICW warranty, sewerage treatment plant, council tax band H and EPC band B.

### Step Inside

A warm and inviting welcome into this new home, built in 2023 by the current owners. A delightful grand and spacious hallway with wooden flooring and staircase to the first floor. An array of windows and doors greet you which allow the light to flood in and lead you directly into the garden, which is a great entertaining space. The hallway could be used as a further seating area, games room or dining area, there is just so much space so let your imagination run wild.

There is a cloakroom and study on the ground floor and currently a large open planned living and formal dining area which is a blank canvass for the new owners to design their ideal home, perhaps a ground floor bedroom with ensuite or cinema room.

The kitchen / dining / family room is the heart of the home, light and spacious with plenty of windows to allow the light to flood in and a feature brick wall which is a real focal point. The kitchen has been fitted with a central island for family to sit around and gather, a few finishing touches by the new owners will allow them to make this kitchen personal some granite or marble worktops, fancy tiles or perhaps a range cooker or Aga. There is plenty of space for a large table and cosy sitting area where the children can watch the television while the parents are cooking.

The first-floor landing offers a large open plan central space which the new owners could design their ideal layout, maybe a study or another bedroom and ensuite could easily be created. The principal bedroom has beautiful high ceilings with an area which is ideal for a dressing room with French doors and a Juliet balcony looking out to open countryside. There is also a stunning bathroom with central free-standing bath and shower area. There are currently two further bedrooms with rooms designated for ensuite bathrooms that will need to be fitted by the new owners and allows them to add their own personal finish.











### Step Outside

The driveway leads up to The Clock House, shared by Labden's House and The Carriage House. There have been discussion of the other owners contributing together to fit secure electric gates to the entrance which can be discussed after purchase if desired. There is parking for two cars with a garage that will just need a door to the front fitted by the new buyers.

Please note

The property has not been finished so would be for the new buyer to create the final fittings and landscaping.

The property was signed off in 2023 and comes with a 10-year ICW warranty and the property is sold with vacant possession and no onward chain.

There is underfloor heating throughout the property and a new private sewerage treatment plant was fitted in 2024.

EPC band B and council tax band H.

<https://publicaccess.eastherts.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QKE8XCGLJNY00>





### Location

This wonderful home is situated up on high ground in the heart of Colliers End, Ware, Hertfordshire, surrounded by many wonderful country walks, pubs, restaurants and some fabulous schools for example St Edmunds College, Heath Mount, Haileybury and Bishops Stortford College and plenty of state schools.

This fabulous home is just over 4 miles to Ware High Street, 2.4 miles to Puckeridge and Standon 2.8 miles, Buntingford High Street 9.6 miles and Hertford 6.4 miles so central for all destinations.

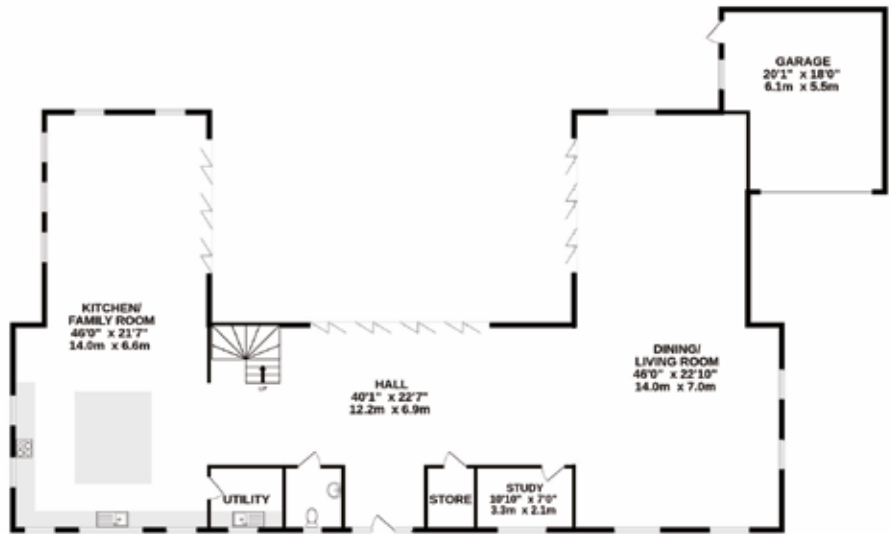
The nearby train stations of Stevenage, Ware, Bishops Stortford and Hertford allow so much choice when commuting into London when needed.

For the frequent flyer it is 22.6 miles to Luton Airport, 15.1 to Stansted Airport and 52.2 miles to Heathrow Airport.

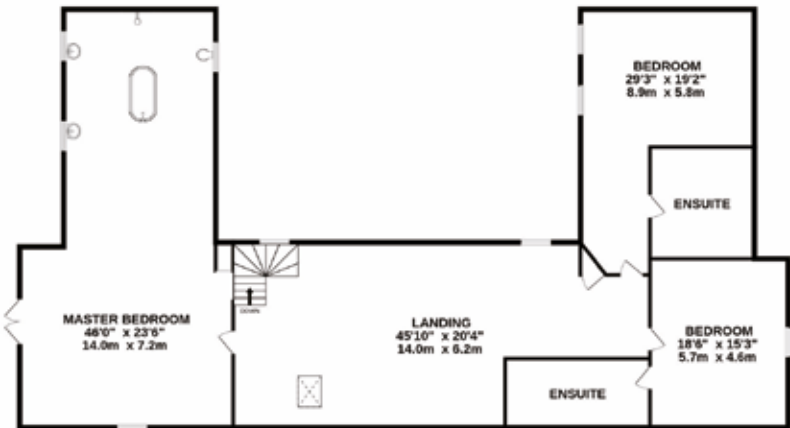


# THE CLOCK HOUSE

GROUND FLOOR  
3114 sq.ft. (289.3 sq.m.) approx.



1ST FLOOR  
2628 sq.ft. (244.2 sq.m.) approx.



TOTAL FLOOR AREA : 5743 sq.ft. (533.5 sq.m.) approx. including garage

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.

Council Tax Band: H  
Tenure: Freehold

Offers over £2,000,000

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	89 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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