



2 Clock House Place  
Stanstead Abbotts | Ware | Hertfordshire | SG12 8AW

FINE & COUNTRY



A beautiful four-bedroom detached family home, built in 2010 and situated in a private Cul de sac location in Stanstead Abbots. The property offers approximately 1840 sq. ft. of accommodation including the garage and driveway parking. This family home has been creatively designed and flows perfectly for modern day living. There is a beautiful garden, a great entertaining space for all celebrations and events. Just 0.4 miles to St Margarets station, this really is ideal for commuting into London. Stanstead Abbots offers great pubs, restaurants and shops on the high street and surrounded by wonderful Riverside and country walks. The property has gas central heating, mains sewerage, council tax band G and EPC rating C.

### Step Inside

This fine family home is found at the head of a small exclusive cul de sac. The front door opens into an attractive hallway with a downstairs cloakroom. To the rear of the house is an impressive triple aspect lounge with doors opening onto the beautiful garden and a feature fireplace.

This is a lovely light and spacious room. At the front of the house is a playroom or study, ideal for today's needs for those working from home. The kitchen/dining room is particularly impressive and well fitted with an extensive range of units and built in appliances.

The dining area opens onto the garden and is a great family space and for entertaining. There is a door from the kitchen which opens into the garage with a useful utility area.

On the first floor, the large landing leads into the stunning principal bedroom suite with a dressing area, suite shower room that is luxuriously fitted. There are three further bedrooms, one with an en suite and a family bathroom.















### Step Outside

Approached at the front with its own driveway parking that leads to the garage. There is a pretty front garden laid to lawn with flower beds and shrubs. The rear garden is a delight and enjoys a high degree of privacy. Across the back of the house is a patio with lawn beyond. There are mature trees and shrubs and at the very rear of the garden a large pretty pond with adjoining decked area. The pond could easily be fenced off if desired. There is a sideways to the front and a garden shed.

### Location

This fabulous home is just 0.4 miles to St Margarets Station, Stanstead Abbots. There is a High Street which is a lovely place to shop and enjoy a meal or a coffee, there are some lovely Riverside walks, a Coop and plenty of pubs that also serve great food.

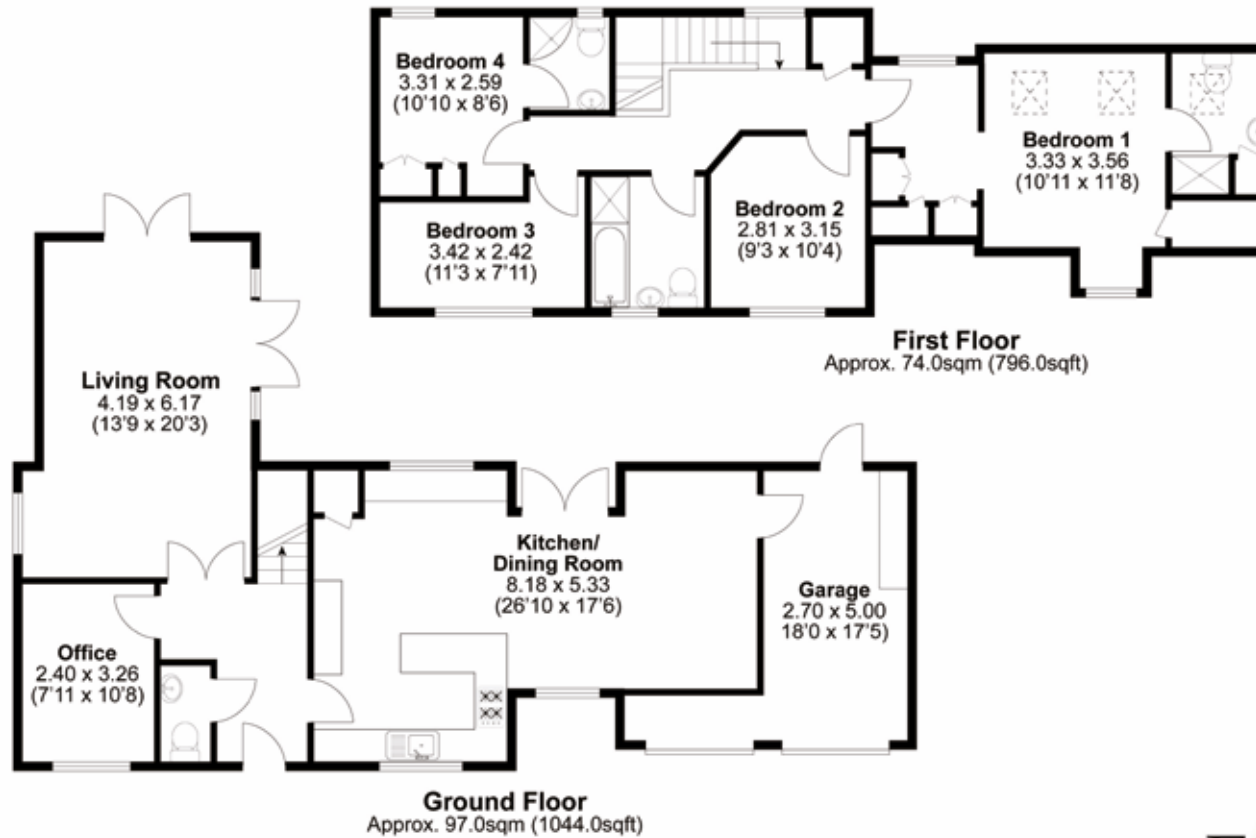
There are plenty of state schools to choose from and private such as Haileybury College, St Edmunds College, Heath Mount and Bishops Stortford College.

For the frequent flyer it is 23.3 miles to Luton Airport, 19.5 miles to Stansted Airport and 41.8 miles to Heathrow Airport.





## 2 CLOCK HOUSE PLACE



Council Tax Band: G  
Tenure: Freehold

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 76 C    | 83 B      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



**TOTAL FLOOR AREA: 1840 sq.ft. (171 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 26.06.2025



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