



Cannop
Green End | Dane End | Ware | Hertfordshire | SG12 0NX

FINE & COUNTRY

A stunning crescent shaped home, carefully designed by the current owners and developed and built by Baufritz in 2008. This architectural design was born from the idea of an orange shaped segment and developed into an energy efficient, bespoke detached five/six bedroom family home. This home offers approximately 3788sq. ft of floor space including out buildings. Set within approximately 0.5 acres with fabulous views over farmland. There is driveway parking for many cars and EV charging point. The property offers controllable outside thermostat, air source heat pump and runs on renewable energies. The is council tax band G, EPC rated B, and mains sewerage.

Step Inside

A light and inviting welcome into the spacious entrance hallway with curved wooden staircase leading to the first floor. The hallway is tiled and continues throughout the ground floor. There is a spacious living room with french doors and featured windows capturing the outside space and front garden. The heart of the home is the open planned kitchen/dining and sitting area, with bi folding doors to the rear overlooking the magnificent countryside. There is a cosy sitting area with central dining space and modern contemporary kitchen, great for entertaining. At one end is a snug, this is a fabulous space for a playroom when the children are small, or a games room in later years. A relaxing place to read a book with french doors leading out to the rear garden. The far end of the room you will find the study with french doors leading out to the garden, a great place to work from home and connects to the gym area. The gym is a generous size with french doors leading outside.

There is a large plant room which also serves as an ideal laundry room and utility area and a boot room / storage area for all the coats and shoes and a cloakroom sits just off the hallway.

On the first floor you can really appreciate the spacious landing and design of the house. The principal bedroom offers a delightful vanity area with Juliet balcony and feature, full length windows. There is plenty of natural light and overlooks the garden and countryside. A large dressing area and ensuite shower room with twin sinks. There are three further bedrooms facing the rear garden and a family bathroom. The fifth bedroom is quite unique with a separate sleeping area, an array of wardrobes, ensuite bathroom and lounge with roof top terrace.









Step Outside

A private front garden with mature shrubs and patio area leading round to the rear garden. The rear garden is mainly laid lawn a large patio area for entertaining with stunning views over the countryside. There is a garden store and wooden pod in the garden with built in trampoline. The current owners lease a small plot of land where they currently have kennels for their dogs, this can be discussed if the new owners would like to take over the lease. There is a driveway with parking for plenty of cars and EV charging point.

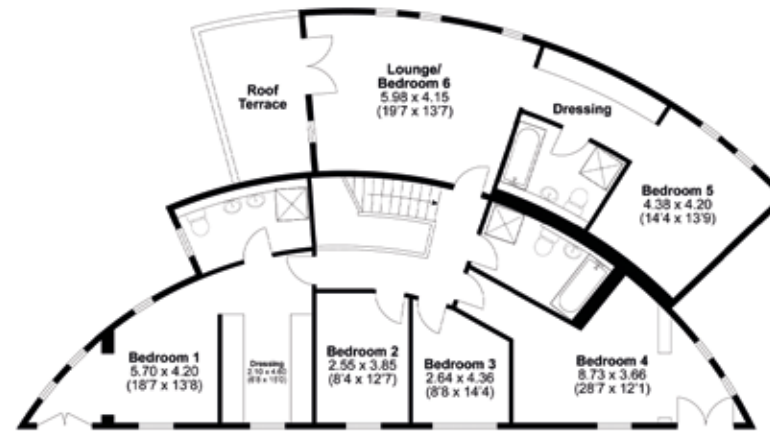
Location

Perfectly situated in Green End in Ware, just under 7 miles to Ware High Street, 4.5 miles to Puckeridge and 8.5 miles to Buntingford.

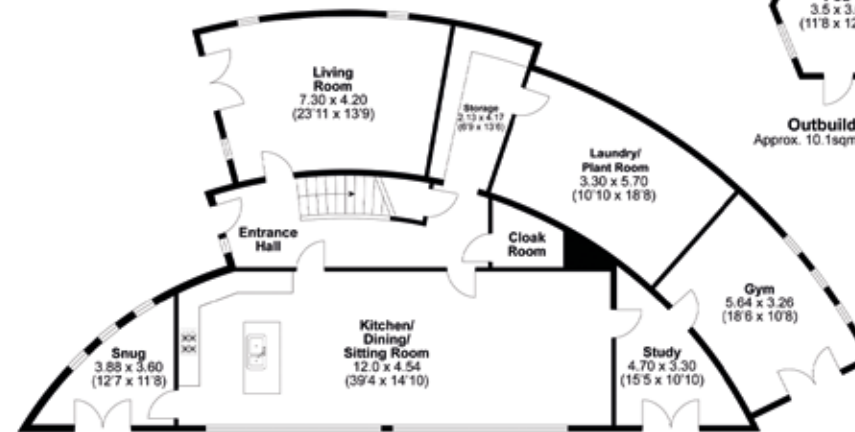
Surrounded by fabulous schools such as St Edmunds College and Heath Mount school which are just 3.3 miles away, Haileybury College, 10.7 miles and Bishops Stortford College 11.3 miles.

For the frequent flyer, Stansted Airport is 17 miles, Luton Airport 23 and Heathrow just under 45 miles.





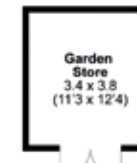
First Floor
Approx. 154sqm (1657sqft)



Ground Floor
Approx. 175sqm (1883sqft)



Outbuilding
Approx. 10.1sqm (109sqft)



Outbuilding
Approx. 12.9sqm (139sqft)

TOTAL FLOOR AREA: 3788 sq.ft. (352 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.

Council Tax Band: G
Tenure: Freehold



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



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