



**Meadow Cottage Fanhams Grange, Fanhams Hall Road
Ware SG12 7PW**

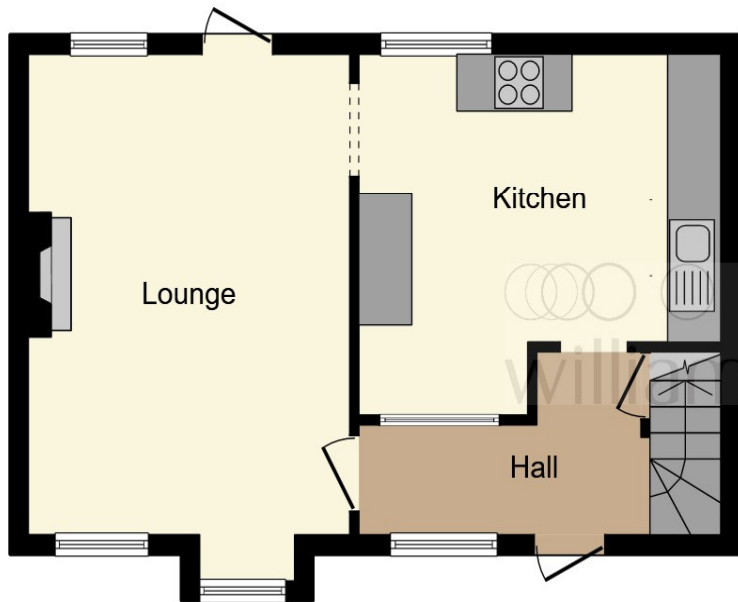
welcome to

Meadow Cottage Fanhams Grange, Fanhams Hall Road Ware

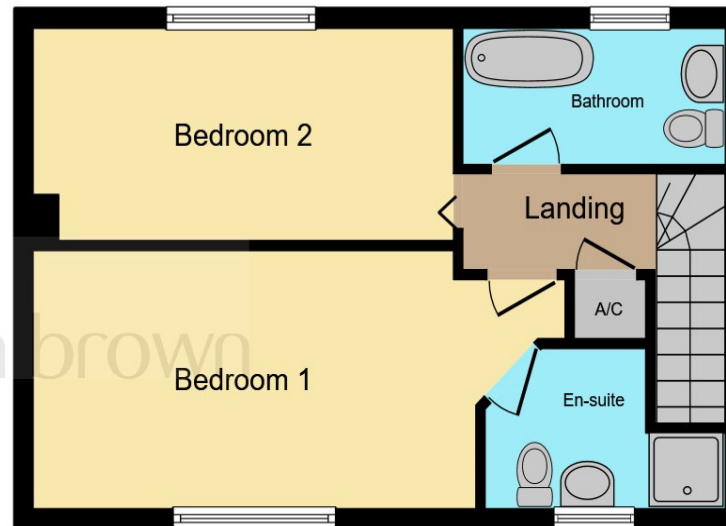
This Grade II listed stable conversion is beautifully situated within Fanhams Grange, surrounded by picturesque open countryside, offering a peaceful and scenic setting. Despite its rural ambiance, it is conveniently located just a short drive from Ware town centre, providing easy access to local amenities. The property features an inviting entrance lobby with a distinctive feature glass element, leading into a charming handmade kitchen designed to accommodate an AGA cooker, ideal for cooking enthusiasts. From the kitchen, a door opens to a private courtyard area, perfect for outdoor relaxing or entertaining.

The attractive sitting room offers a welcoming space to unwind, with ample natural light. Upstairs, the first-floor landing connects to two double bedrooms with the master bedroom having an en-suite shower room for added privacy and convenience. There is also a separate bathroom equipped with a classic roll-top bath, enhancing the property's charming character.





Ground Floor



First Floor

Accommodation Comprises

Entrance Lobby:

Kitchen

13' 3" max x 12' 1" into alcove (4.04m max x 3.68m into alcove)

Sitting Room

17' 8" max x 12' max (5.38m max x 3.66m max)

First Floor Landing

Bedroom 1

19' 4" into door recess x 8' 4" max (5.89m into door recess x 2.54m max)

En-Suite Shower Room

Bedroom 2

15' 9" max x 8' 2" max (4.80m max x 2.49m max)

Bathroom

Exterior

Private Car Port

Lock Up/Store

Total floor area 79.8 m² (859 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Meadow Cottage Fanhams Grange, Fanhams Hall Road Ware

- GRADE 11 LISTED CHARACTER STABLE CONVERSION
- RURAL SETTING WITH PICTURESQUE VIEWS
- SHORT DRIVE TO WARE TOWN CENTRE
- HANDMADE KITCHEN WITH SPACE FOR 'AGA'
- EN-SUITE SHOWER ROOM

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: E

guide price

£500,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WRE107716



Property Ref:
WRE107716 - 0004

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