

great cozens



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handsome detached country house



Great Cozens

A handsome detached Grade II listed country house offering beautifully appointed accommodation of approximately 7000 sqft on the rural outskirts of Ware.

Grade II Listed Country House

Approx 7000 sqft

Reception Hall

4 Principal Reception Rooms

Large Family Kitchen

Utility Room

3 Large Cellars

5 Bedrooms

4 Bathrooms

2 Self-contained Apartments

Set within Gated Grounds

1.4 Acres

Heated Swimming Pool

Pool House

Detached 4 Car Garage
with Office/Annexe

Floorplan

Approx Gross Internal Area **6742 sqft - 626 sqm**
 Cellar Area **667 sqft - 62 sqm**
 Ground Floor Area **2436 sqft - 226 sqm**

First Floor Area **2367 sqft - 220 sqm**
 Garage Area **880 sqft - 82 sqm**
 Outbuilding Area **392 sqft - 36 sqm**





Ground Floor

This substantial family home consists of a impressive reception hall, 4 principal reception rooms, a large family kitchen, utility room on the ground floor, with the addition of 3 large cellars below.









Upper Floors

On the first floor, there are 5 bedrooms and 4 bathrooms. In addition, there are 2 self-contained apartments directly attached to the main house, which offer an excellent rental return/annexe facilities, or alternatively could be used as additional accommodation to the main house, subject to the usual consents.





Exterior

The property is set within gated grounds of 1.4 acres, which feature a heated swimming pool with pool house and a detached, 4 car garage, with office/annexe over.



gated and secluded
plot of 1.4 acres

Location

The property occupies a rural position on the edge of Ware itself providing a real sense of retreat, yet retains easy access to Ware's thriving High Street and mainline train station which offers fast and regular services to London's Liverpool Street. There are a number of excellent schools close by for all ages, including the state schools Predales and Chauncy, both rated Outstanding by Ofsted, whilst the independent schools Haileybury and St Edmund's College are within a easy drive.



ST EDMUND'S COLLEGE
& PREP SCHOOL



HAILEYBURY
RENDALL SCHOOL



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