



Waggoners Cottage, Nether Street, Widford

SG12 8TH

Price Guide £1,150,000



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## Waggoners Cottage Nether Street, Widford, Hertfordshire, SG12 8TH

A charming 4 bedroom detached family home set within a generous 1.2 acre plot and a potential annexe within this idyllic village location surrounded by open country. The main house comprises of an entrance hall/study with downstairs WC, living/dining room, additional sitting room, conservatory, a kitchen/breakfast room and utility room on the ground floor. On the first floor, there are 4 bedrooms, a family bathroom and en-suite shower room. Externally, there are a number of outbuildings, most notably are a large detached workshop, a large detached double garage with scullery kitchen and WC which is ideal for conversion into a self contained annexe (subject to the usual consents). Viewing is highly recommended to appreciate this excellent village home.

The property is located within a small hamlet of houses surrounded by beautiful countryside on the edge of the village of Widford. The village itself, offers a thriving community, along with a popular village primary school, whilst there are village stores in the nearby villages of Much Hadham and Hunsdon. For more extensive choices of shops, schooling for all ages and mainline train stations, the towns of Ware, Bishops Stortford and Stanstead Abbots are all within a short drive away.



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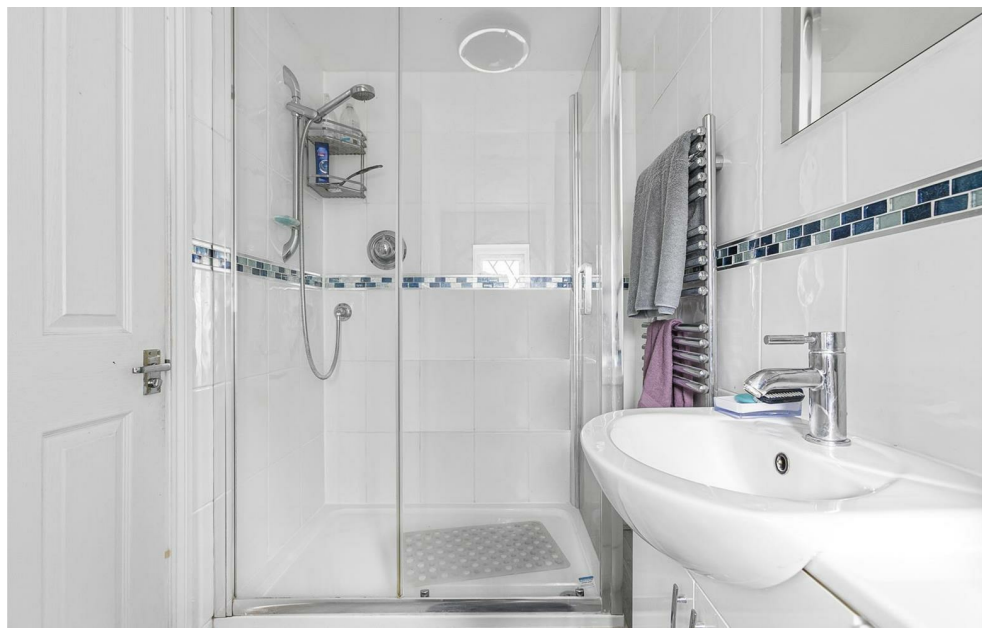


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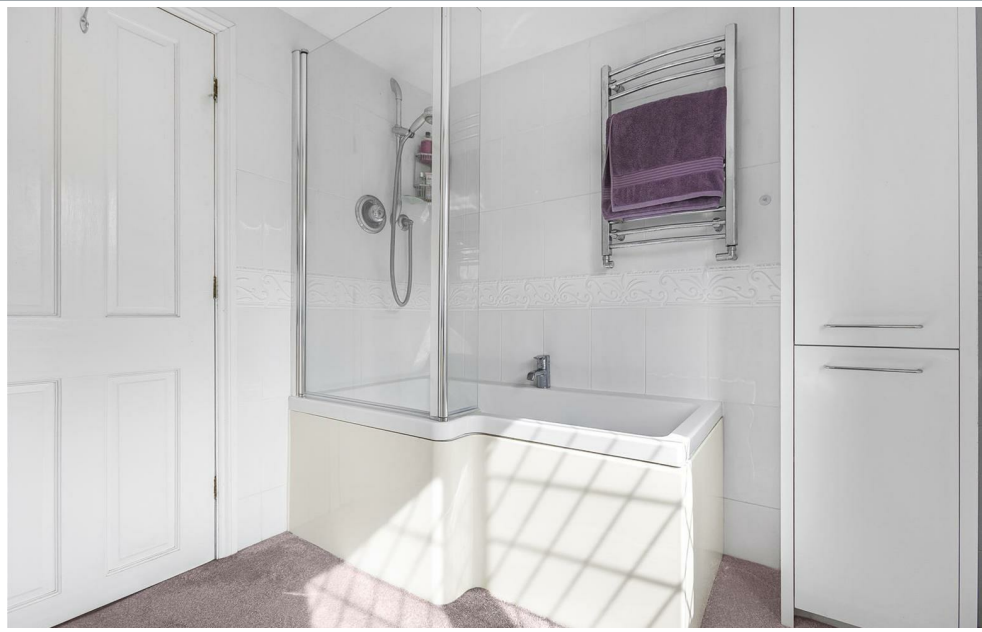


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Approximate Gross Internal Area 2566 sq ft – 239 sq m  
 Ground Floor Area 1086 sq ft – 101 sq m  
 First Floor Area 728 sq ft – 68 sq m  
 Garage Area 464 sq ft – 43 sq m  
 Outbuilding Area 288 sq ft – 27 sq m



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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