



Great Cozens, Fanhams Hall Road, Ware
SG12 7PU
Guide Price £5,000,000



stevenoates.com



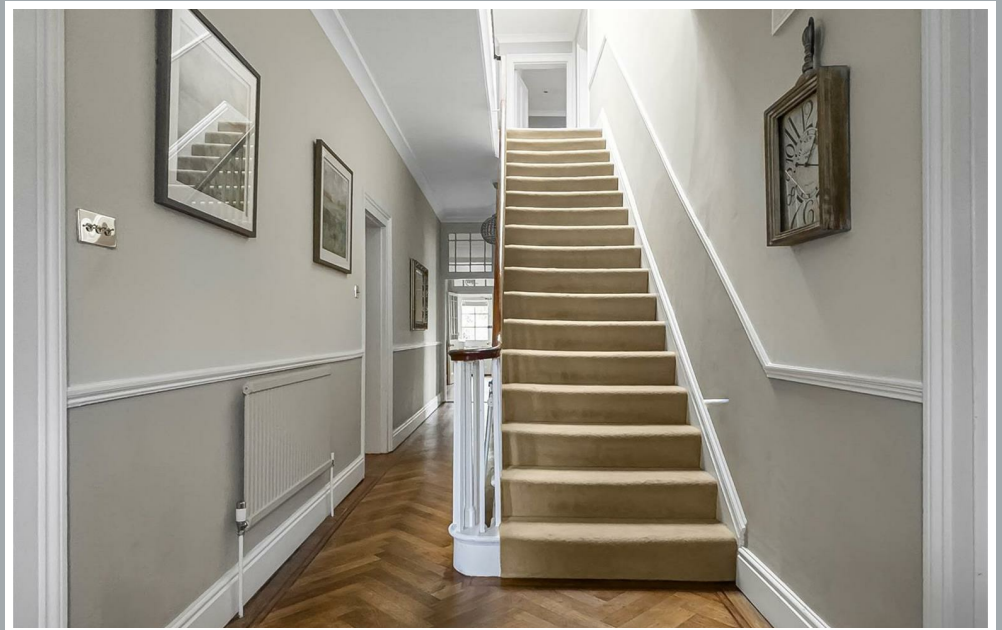
Great Cozens Fanhams Hall Road, Ware, Hertfordshire, SG12 7PU

A handsome Grade II listed country estate comprising of an elegant country home of approximately 7000 sqft on the rural outskirts of Ware. 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. On the first floor, there are 5 bedrooms and 5 bathrooms. Externally, the property is set within gated grounds of approximately 1.4 acres, which feature a heated swimming pool with pool house and a detached 4 car garage with office/annexe over. In addition to the main house, there is an adjacent courtyard which comprises of 3 one bedroom cottages (Two of which have their own garden), a large 3 bedroom cottage and a spacious 4 bedroom detached coach house.

Great Cozens 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 Presdales and Chauncy, both rated Outstanding by Ofsted, whilst the independent schools Haileybury and St. Edmunds College are within a easy drive.



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