



14, Amwell Lane, Ware  
SG12 8DX  
Offers Over £1,100,000



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## Beechview, 14 Amwell Lane, Stanstead Abbots, Ware, SG12 8DX

Beechview is an impressive four-bedroom detached family home with stylish modern accommodation and the added benefit of a self-contained one-bedroom annexe set at the end of the garden. Set in the sought-after village of Stanstead Abbots, the property welcomes plenty of natural light throughout and features high-quality, bespoke fittings and plenty of exposed timber joinery. The ground floor comprises of entrance lobby, high spec ground floor cloakroom, two splendid open-plan living and entertaining spaces. At the front there is a sitting area and a dining area. Divided only by a stunning focal feature central brick-built fireplace, the two spaces have a triple aspect, engineered wooden flooring and timber beams overhead. Towards the rear there is a stunning 41ft open plan entertaining space comprising of, breakfast area and kitchen with a amazing vaulted ceiling, exposed eaves and skylights overhead, as well as a conservatory-style glass ceiling at the end of the room and French doors opening onto the gardens. The kitchen features contemporary wooden fitted units, a central island and integrated appliances, while the adjoining utility room offers useful further storage space and keep the kitchen clutter free. Upstairs there are four well-presented double bedrooms all with vaulted ceiling, including the principal bedroom with its extensive built-in storage and en suite shower room. Two further bedrooms have fitted wardrobes, while the first floor also has a high spec family bathroom.

Externally the property has a secluded low maintenance rear garden with sheltered outside eating area for entertaining. This leads down to the double garage with electric up and over doors, which has a 1 bedroom self contained annex situated above. The frontage of the property offer plenty of parking behind entrance gates for added security. CHAIN FREE

Stanstead Abbots is conveniently located for access to local shopping with the market towns of Ware and Hertford easily accessible, schooling for all ages and mainline railway stations providing commuter services to London. St Margaret's station which is within walking distance also offers commuter services to London's Liverpool Street. Excellent road links are available via the A10 and M25.





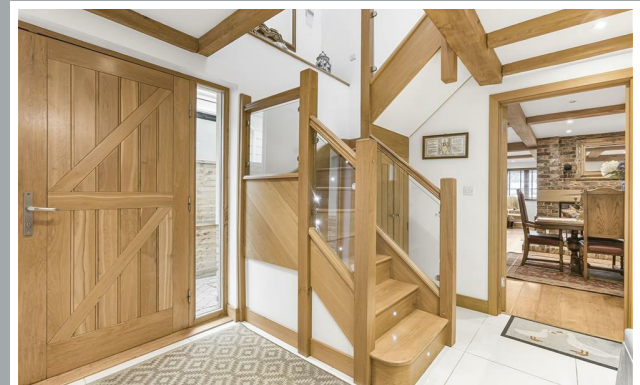
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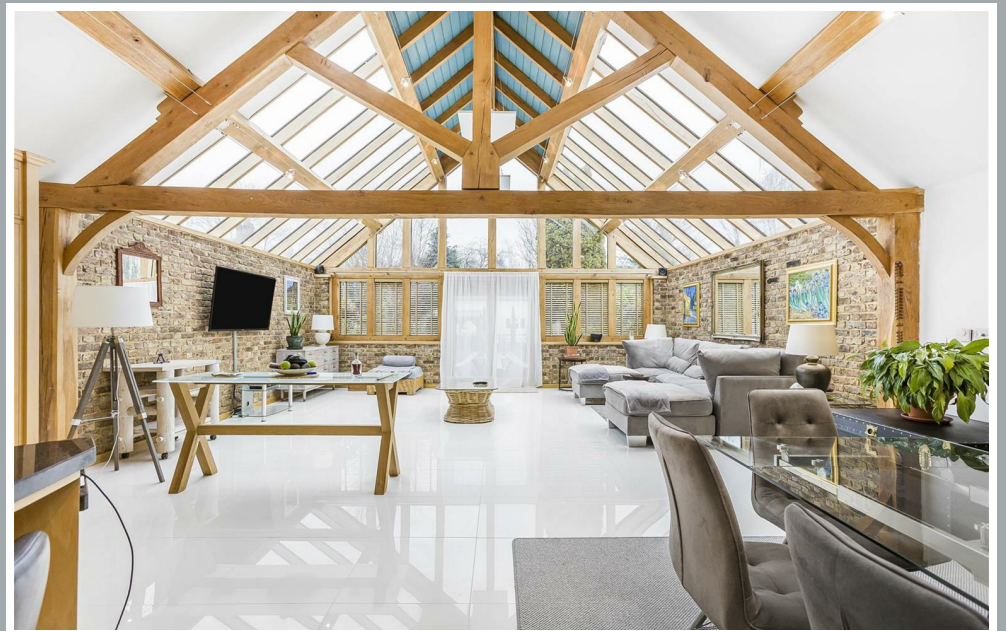
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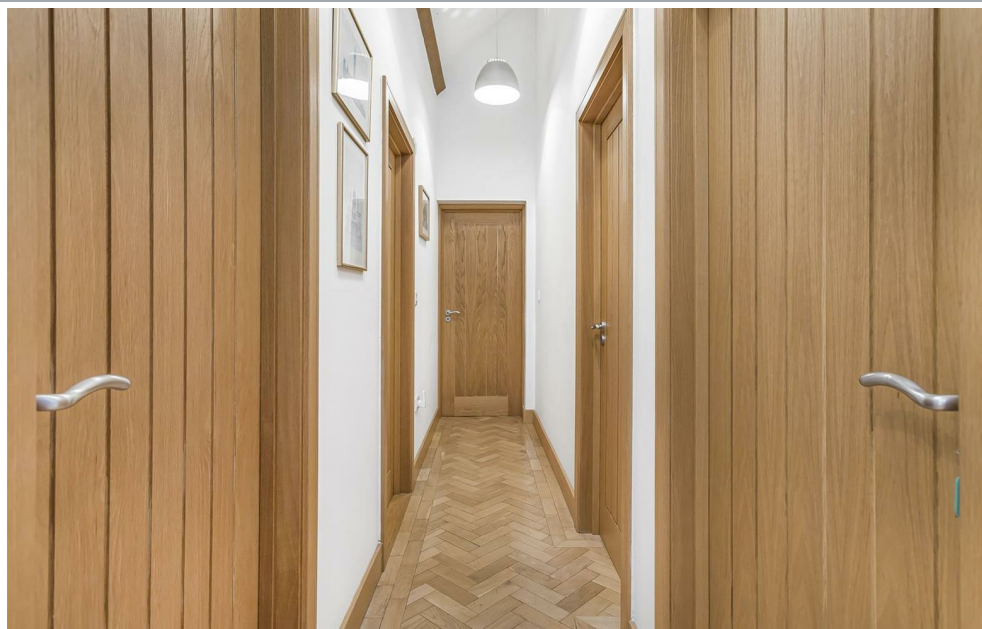
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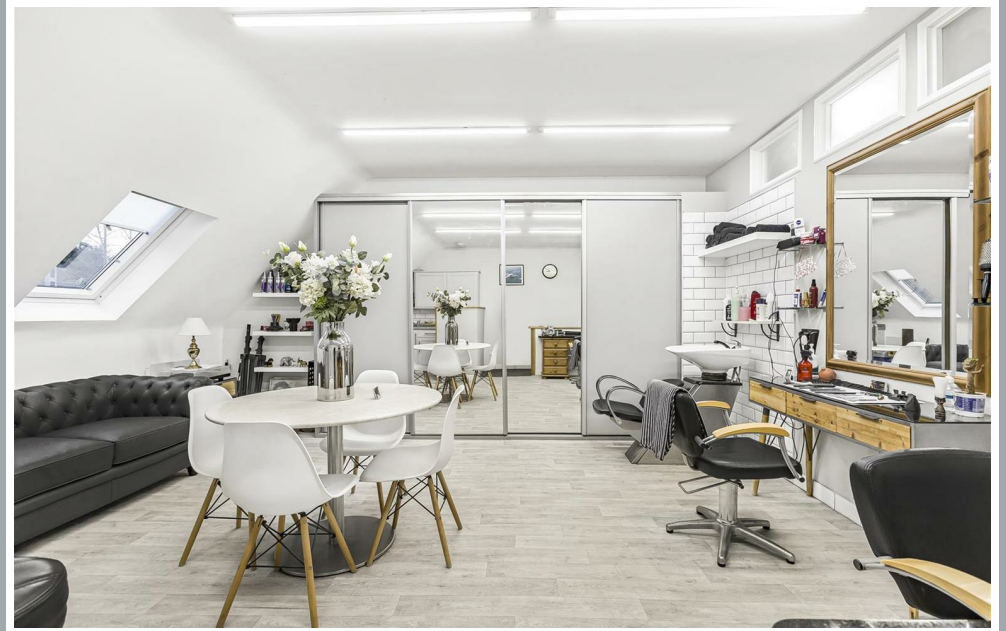
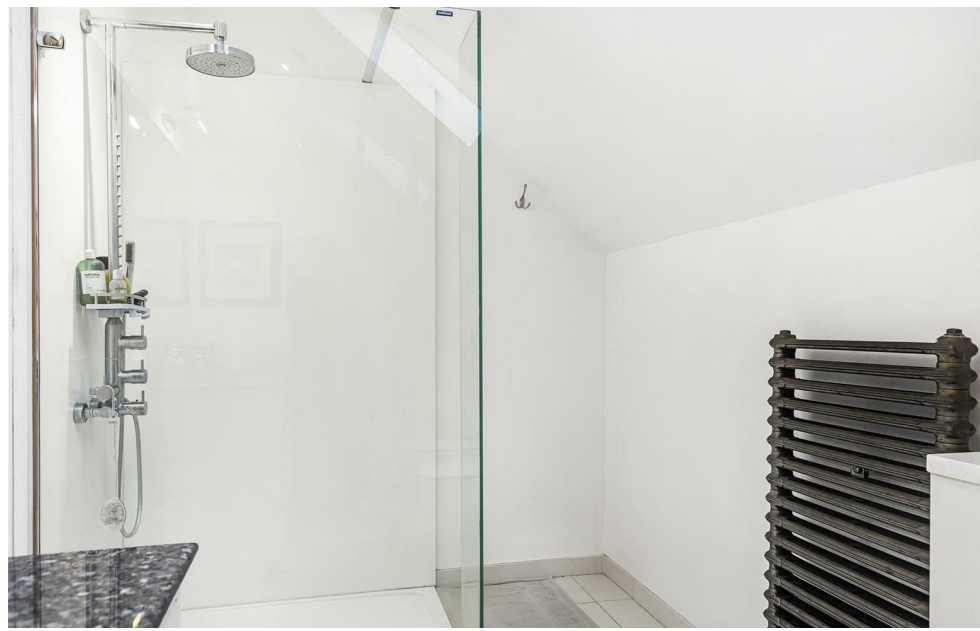
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**Approximate Gross Internal Area 3554 sq ft - 330 sq m**

Ground Floor Area 1760 sq ft – 163 sq m

First Floor Area 1030 sq ft – 96 sq m

Garage Area 387 sq ft – 36 sq m

Annexe Area 377 sq ft – 35 sq m



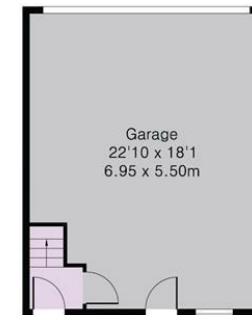
First Floor



Ground Floor



Annexe



Garage

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