

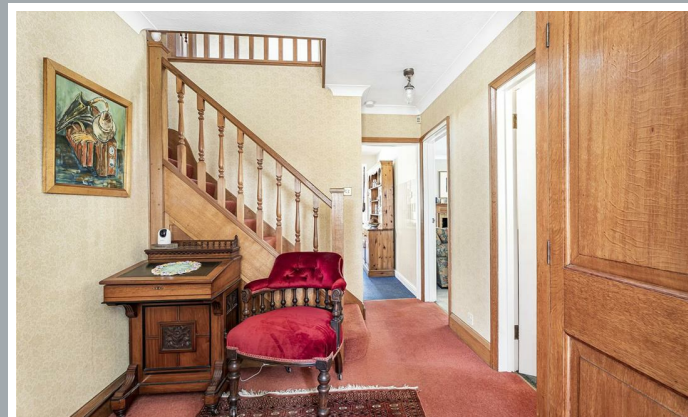


Dimmings, Chapmore End, Nr Ware
SG12 0HG

Offers Over £1,300,000



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Dimmings Chapmore End, Nr Ware, Herts, SG12 0HG

An exceptional opportunity to purchase this attractive 1930's detached family home and a detached one bedroom bungalow occupying a substantial plot of nearly 0.9 acres within the highly sought after village of Chapmore End. Whilst the property has already been extended, there remains extended opportunities to further improve (subject to the usual consents). The property includes an already extended 3 bedroom detached home which includes 2 reception rooms, a large kitchen/family room. In addition to the main house, there is a detached one bedroom bungalow, a large brick build summer house and large modern workshop. The overall plot is nearly 0.9 acre includes a large 'in and out' gated drive and is surrounded by rolling countryside, yet only a short distance from the village centre. VIEWING STRICTLY BY APPOINTMENT ONLY.

This exceptional property is situated in the idyllic and highly sought-after village of Chapmore End, a peaceful rural hamlet renowned for its tranquil surroundings, strong community spirit, and picturesque countryside views.

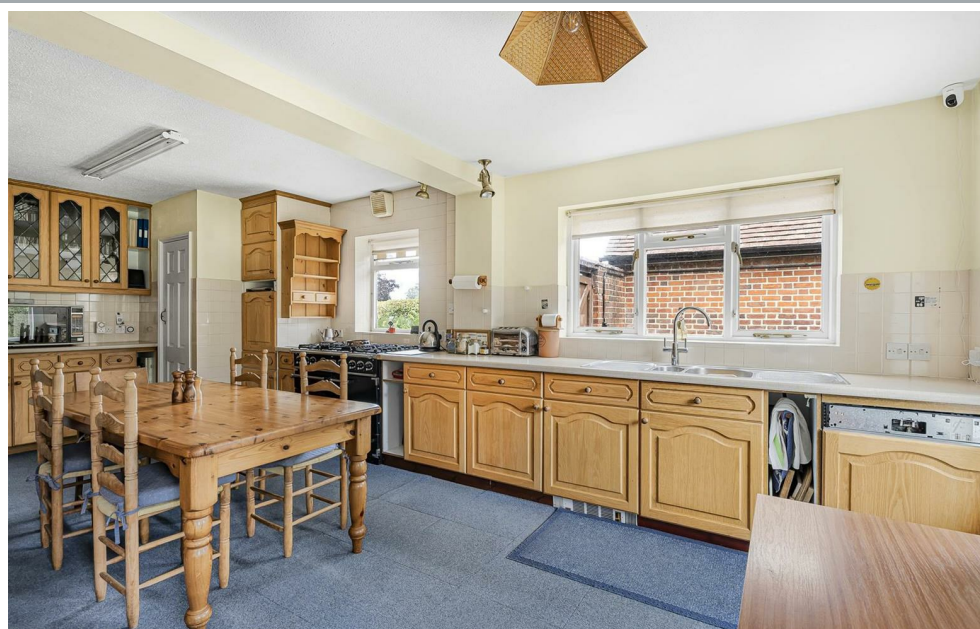
The property enjoys a true sense of seclusion and privacy, yet remains remarkably well-connected. Located less than a mile from the neighbouring areas of Bengeo and Ware, the home benefits from the best of both worlds, countryside living with easy access to urban convenience.

Chapmore End is home to the popular Woodman Inn, a traditional village pub set just by the village duck pond. For broader amenities, the historic market towns of Hertford and Ware are just a short drive away, providing an excellent selection of boutique shops, supermarkets, cafés, restaurants, and leisure facilities including gyms, tennis clubs, and riverside walks.

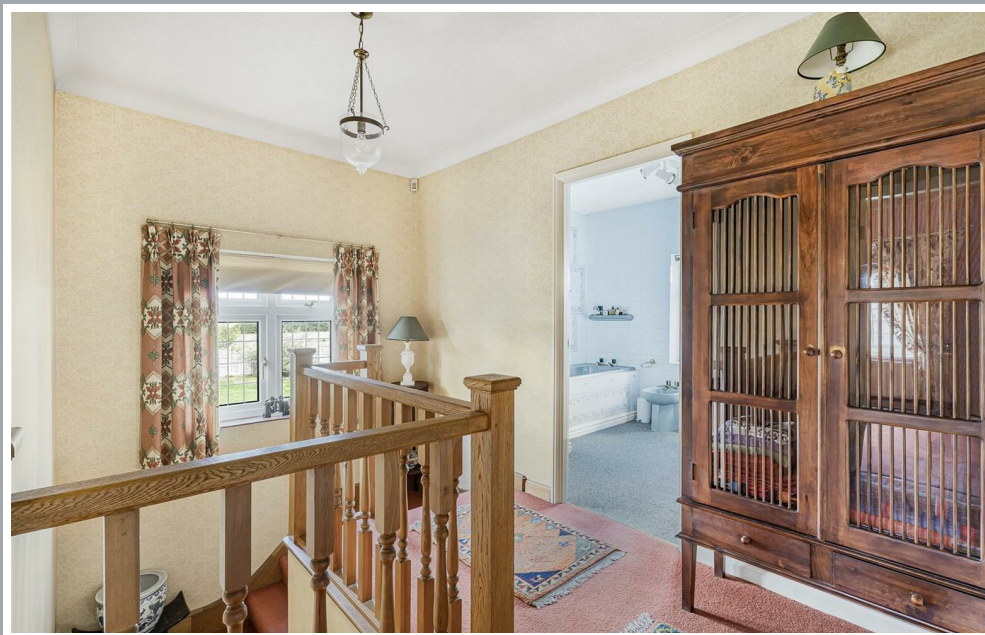
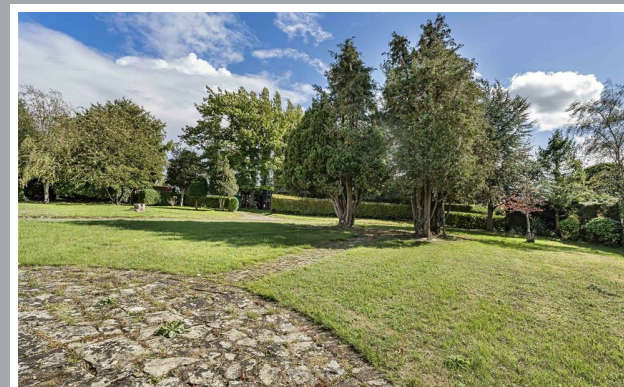
Families will appreciate the proximity to a number of well-regarded schools in the area, both state and independent, while commuters benefit from excellent transport links with mainline rail stations in both Hertford and Ware offering direct services to London Liverpool Street and Moorgate. making this an ideal location for those who need to balance city work with countryside living.



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**Approximate Gross Internal Area 1678 sq ft - 155 sq m
(Excluding Outbuilding & Bungalow)**

Ground Floor Area 1026 sq ft – 95 sq m

First Floor Area 652 sq ft – 61 sq m

Outbuilding Area 1159 sq ft – 108 sq m

Bungalow Area 448 sq ft – 42 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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