



Stud Farm, Hay Street, Nr. Ware  
SG11 2RH

Price Guide £1,200,000



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## Stud Farm Hay Street, Braughing, Nr. Ware, Hertfordshire, SG11 2RH

An exceptional single storey stable conversion which has undergone a complete renovation and is located at the end of a private drive. The stylish character home offers flexible accommodation which includes 4/5 good size bedrooms, a family bathroom & en-suite shower room. The living accommodation comprises of a living room, conservatory, a large kitchen/diner and a separate utility room and rest room. In addition to the main house, there is a detached annexe/studio complete with gym and shower room . The gardens surround the house with tree line borders and an automated gated driveway providing parking for numerous vehicles.

The property sits at the end of a private drive and is located within a beautiful semi-rural position on the outskirts of the highly regarded village of Braughing. Surrounded by beautiful countryside, there are excellent country walks in most directions. The Golden Fleece public house is a popular pub serving excellent food and is only a short walking distance away. The nearby towns of Hertford, Ware and Buntingford are a short drive away offering a wide choice of shops, schooling for all ages and mainline train stations serving London.



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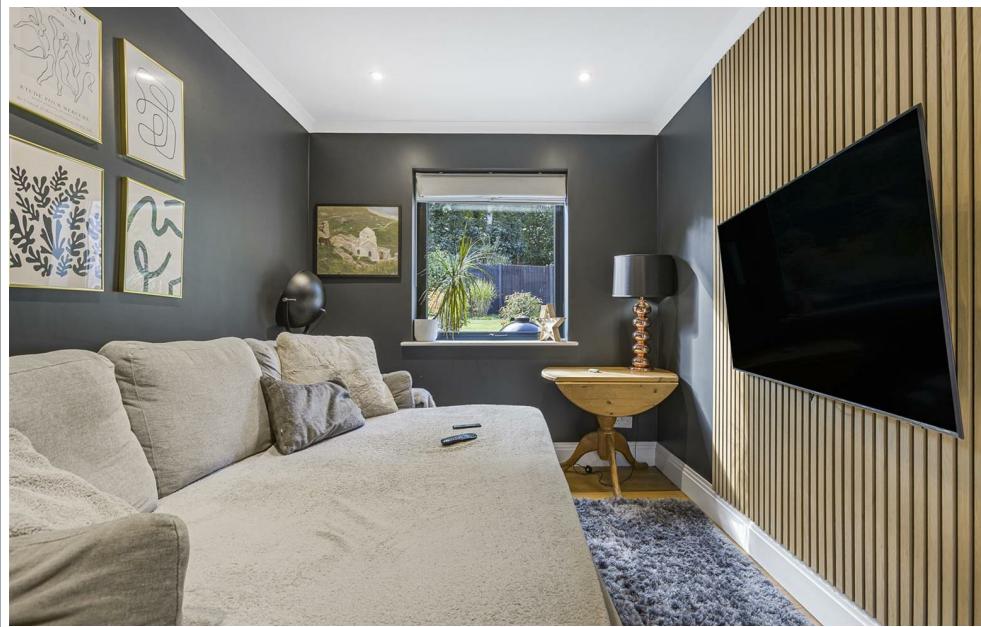
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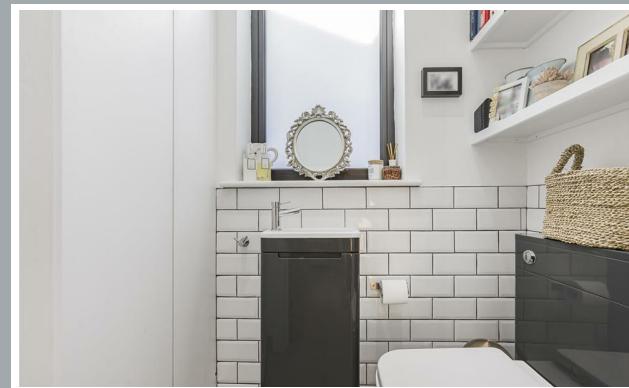
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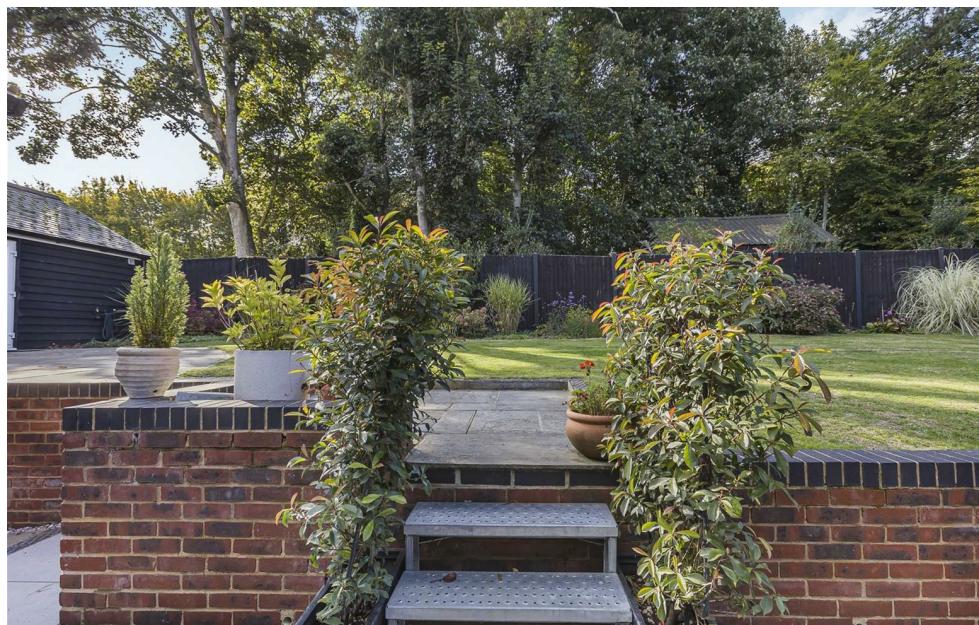
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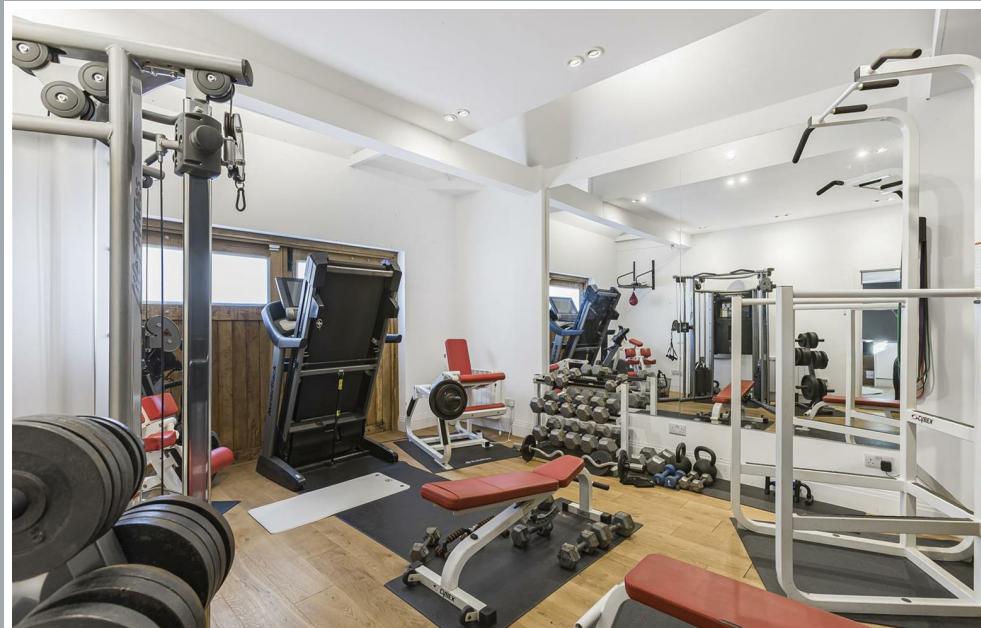
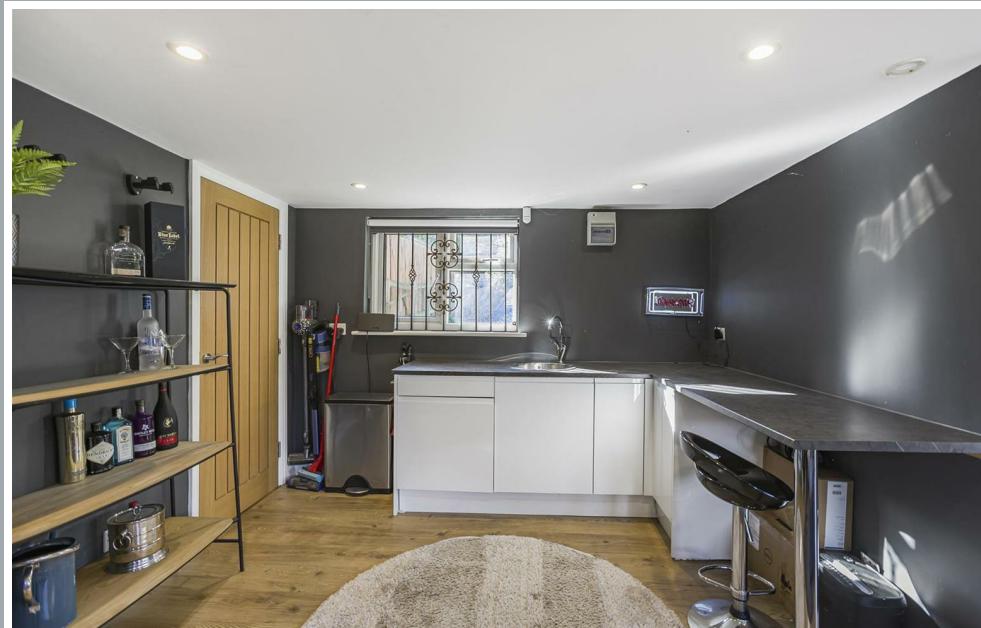
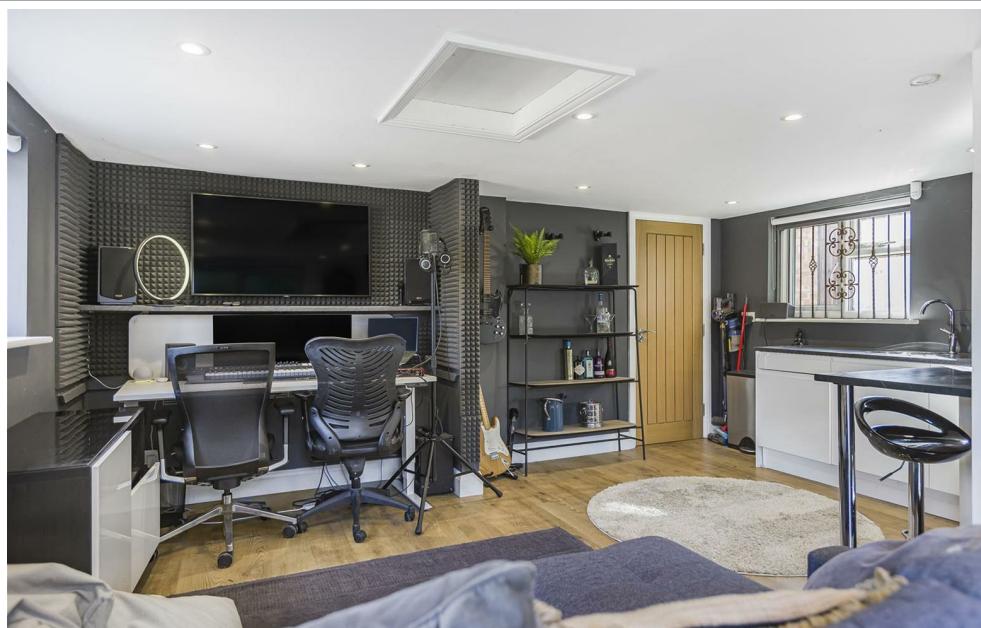
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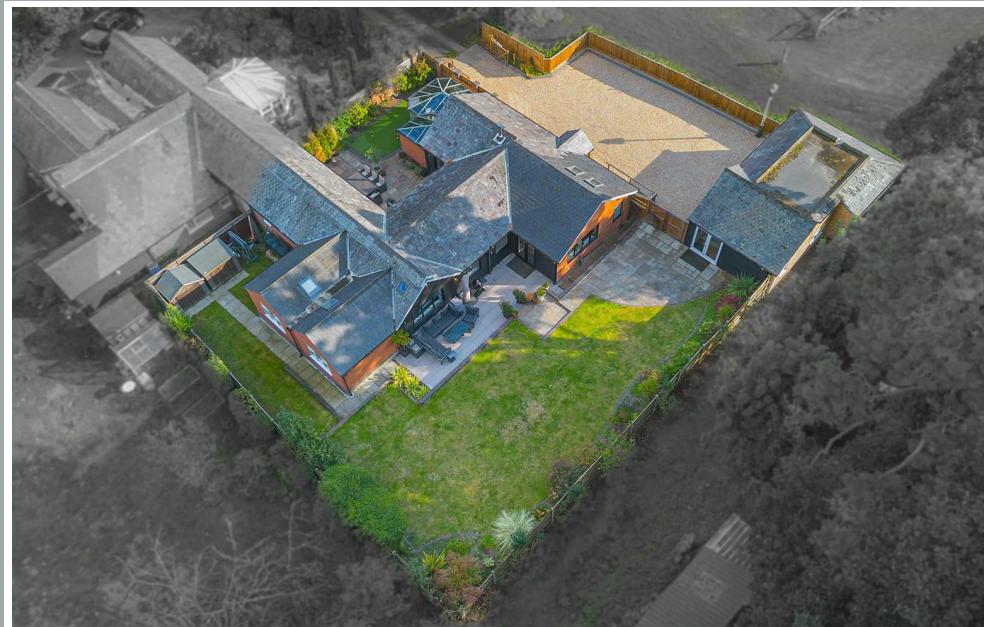
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**Approximate Gross Internal Area 2457 sq ft - 228 sq m**

Ground Floor Area 1886 sq ft - 175 sq m

Annexe Area 571 sq ft - 53 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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