



Three Bedroom House with Potential of Fourth Bedroom Conversion/Annex

Just Under 3000 Sq foot

Covered Up Resistance Pool

Detached with Outstanding Mature Gardens and Spectacular Countryside Views

Multi generational living options available

Chain Free



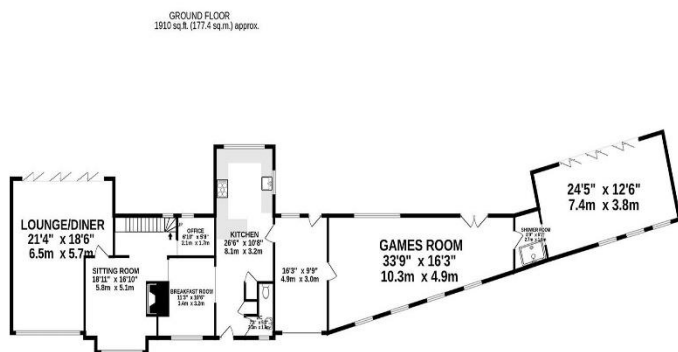
Chelsing Lodge
Ware, SG12 0LB

Offers Over
£1,100,000

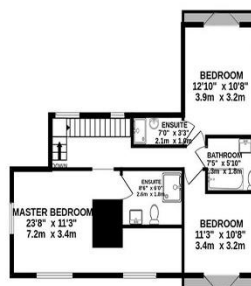
Quite simply, one of the most impressive and unique detached family homes in the area. Situated overlooking rolling countryside the property provides flexible, beautifully presented living accommodation, all finished to an incredibly high standard and specification, with wonderful, landscaped gardens in which to relax and enjoy. STEP INSIDE Access into the property is either via the front door or via the quirky and attractive open stable entrance. To one's right is the games room with exposed beams, replacement windows and doors which enjoy views onto the garden and to the fields at the front. Off the games room there is a well fitted shower room. There is a Pool Room, currently used as a conventional living/garden room. The resistance swimming pool is still here, beneath the floor, and could be reinstated if required. This room also benefits hugely from having replacement anthracite bi-fold doors which open to the stunning garden. An Oak front door opens into the main house. Beginning in the hub of the home, the kitchen has been really well thought out and designed to make the most of the space on offer. The bespoke fitted kitchen with AGA range, benefits from a host of base and wall units and integrated appliances, including a Bosch oven, low level microwave, and Aga fridge freezer. The base units have all been topped with a bright white granite work tops. The kitchen is open to the breakfast room, a lovely room with views over the fields. The sitting room is a real "Kick back and relax" room, a great space to unwind in, complemented by the wood burning stove and the views. There is also a lovely size open plan lounge/dining room with large, full width windows looking out onto the garden and window to the front overlooking the fields. A great room in which to entertain. Moving upstairs, there is the principal bedroom suite. A beautiful double aspect bedroom with a luxurious, contemporary en-suite shower room together with a stylish well fitted dressing room. There are two further well-appointed double bedrooms, each with vaulted and beamed ceilings and Oak framed full height glazed screens with double doors opening onto a balcony and one having an en suite shower room. Also, off the landing, one finds a luxurious family bathroom. STEP OUTSIDE Every now and then we visit a home with a truly stunning garden that has something a little special about it, and at Chelsing Lodge, we have found it. The garden has been cleverly designed and planted to provide interest and colour throughout the year. Divided into several parts the gardens are lawned with well stocked flower beds, numerous shrubs and evergreens together with an extensive patio and further lovely areas in which to sit and relax, all with the utmost privacy. At the foot of the garden one finds the detached double car port with driveway that provides ample parking.. General Information: Local Authority: East Herts DC Oil Fired Central Heating LOCATION Situated in a delightful spot, set just back off Anchor Lane, close to the villages of both Tonwell and Wadesmill, the house is perfectly placed for those wanting to be overlooking fields yet within a few minutes' drive of the neighbouring towns of Ware and Hertford, rail facilities and the A10. The area is perfect for those who wish to enjoy the surrounding countryside with many footpaths and bridleways to explore. Some fine golf courses are found nearby, including Hanbury Manor, and the area benefits from many sports and recreational amenities. Both state and private education is very well catered for with Heathmount, Duncombe school, St Edmunds College, Haileybury and Bishops Stortford College all within easy reach



CHELSING LODGE



1ST FLOOR
651 sq.ft. (60.5 sq.m.) approx.



CARPORIT
391 sq.ft. (36.3 sq.m.) approx.



m.) approx.

i contained here, measurements
possibility is taken for any error,
should be used as such by any

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.