



**Grade II Listed Detached Country House**

**Detached Garden Office/Gym**

**Five Bedrooms, Four Receptions**

**Annex with kitchen and Bathroom**

**Off Street Drive and Garage**

**Lovely Garden with Tiled Seating Area**



**Wayside Cottage Munden Road**  
Ware, SG12 0LN

**£1,250,000**



Thomas Childs & Co introduce to the market 'Wayside Cottage', a Grade II listed detached home that is beautifully presented throughout and has been well maintained by its current owners of twenty years. The property has much to offer its new owners: Main House: The ground floor offers a modern new kitchen that opens up with corner by-fold doors to the lower garden, family sitting room, games room, dining room, W.C, boot room. The first floor offers a formal vaulted sitting room, four double bedrooms and two bathrooms. Garage and annexe: There is a large garage and a self contained Annexe with a luxury kitchen and bathroom and a studio living area/bedroom above the garage. Detached Garden Office/Gym: Located in the rear upper garden there is a garden room with countryside views; ideal for an office/Gym. Rear Garden: The immediate garden off the kitchen is beautifully arranged as a dining area/social space which leads up to the upper garden: a large South East facing lawned garden. Dane End is a sought after hamlet located north of Ware, well positioned between the A602 and A10, therefore giving easy road access to Stevenage, Ware, and Hertford. The hamlet has the benefit of a well stocked local store with post office. The local primary school, rated good by Ofsted is Little Munden C of E, and there is an excellent selection of state and private schools close by, including Heathmount school which is a very short drive from the property. Viewing is recommended to appreciate the space, quality and versatility of the accommodation on offer.

**Approximate Gross Internal Area 2922 sq ft - 272 sq m**

Ground Floor Area 927 sq ft – 86 sq m

First Floor Area 1142 sq ft – 106 sq m

Garage Ground Floor Area 340 sq ft – 32 sq m

Garage First Floor Area 319 sq ft – 30 sq m

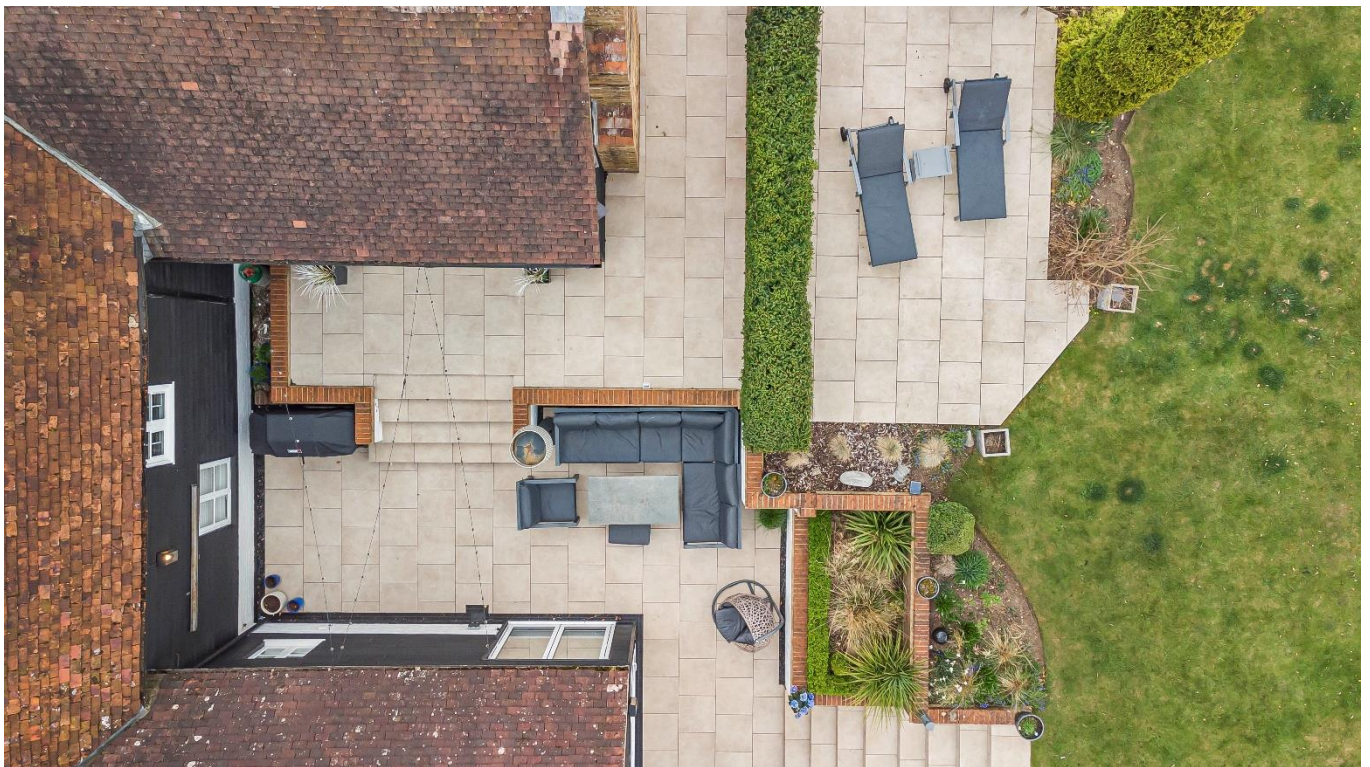
Outbuilding Area 194 sq ft – 18 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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.







#### 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.