



Keepers Cottage, Patmore Heath, Ware

SG11 2LX

Asking Price £1,050,000



stevenoates.com



Keepers Cottage Patmore Heath, Albury, Ware, SG11 2LX

Steven Oates is delighted to offer this extremely rare opportunity to purchase this beautiful and substantial four-bedroom detached family home, positioned within a gated plot of 0.45 acre. This charming property occupies arguably one of the finest positions within Albury Village, in the particularly sought-after area of Patmore Heath, renowned for its picturesque setting, countryside walks and the nature reserve situated opposite the house. Originally built in the 1950s, the property has since been extended and now boasts over 2,000 sqft of spacious accommodation. As you step inside, you are welcomed by an entrance hallway with a downstairs cloakroom. Just off the hallway are two large reception rooms, ideal for use as a lounge and playroom for families with children. The kitchen is positioned towards the rear of the property and forms part of the extended open-plan living space, perfect for entertaining. The ground floor also benefits from a useful utility room. Upstairs, the home continues to impress with four generously sized bedrooms enjoying stunning views over the rolling countryside, a Jack and Jill-style en-suite shower room, and a separate family bathroom suite. One of the standout features of this home is undoubtedly the garden, which forms part of the secure gated plot and offers ample space for enjoying the outdoors, together with panoramic countryside views and a detached double garage. There is also further scope for extension, subject to the necessary planning permissions (STPP).

Enjoying a picturesque position within the sought-after hamlet of Patmore Heath, Keepers Cottage offers an idyllic semi-rural setting surrounded by beautiful Hertfordshire countryside. Located on the edge of the charming village of Albury, the area is renowned for its peaceful atmosphere, scenic walking routes and attractive blend of period homes and open green spaces, including the nearby Patmore Heath nature reserve. Despite its tranquil setting, the property remains conveniently placed for access to neighbouring market towns and commuter links. The thriving town of Bishop's Stortford is within easy reach, offering an excellent range of shops, restaurants, cafés and leisure facilities, together with a mainline station providing regular services into London Liverpool Street and Cambridge. The surrounding villages of Much Hadham, Little Hadham and Furneux Pelham further enhance the area's appeal, offering traditional country pubs, village amenities and highly regarded schooling nearby. The location also benefits from convenient road access via the A120, M11 and surrounding road networks, making it well suited for both commuters and those seeking a countryside lifestyle without isolation.



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**Approximate Gross Internal Area 2114 sq ft - 197 sq m
(Excluding Garage)**

Ground Floor Area 1149 sq ft – 107 sq m

First Floor Area 965 sq ft – 90 sq m

Garage Area 484 sq ft – 45 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.



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