



10, Ducketts Wood, Thundridge

SG12 0SR

Price Guide £1,250,000



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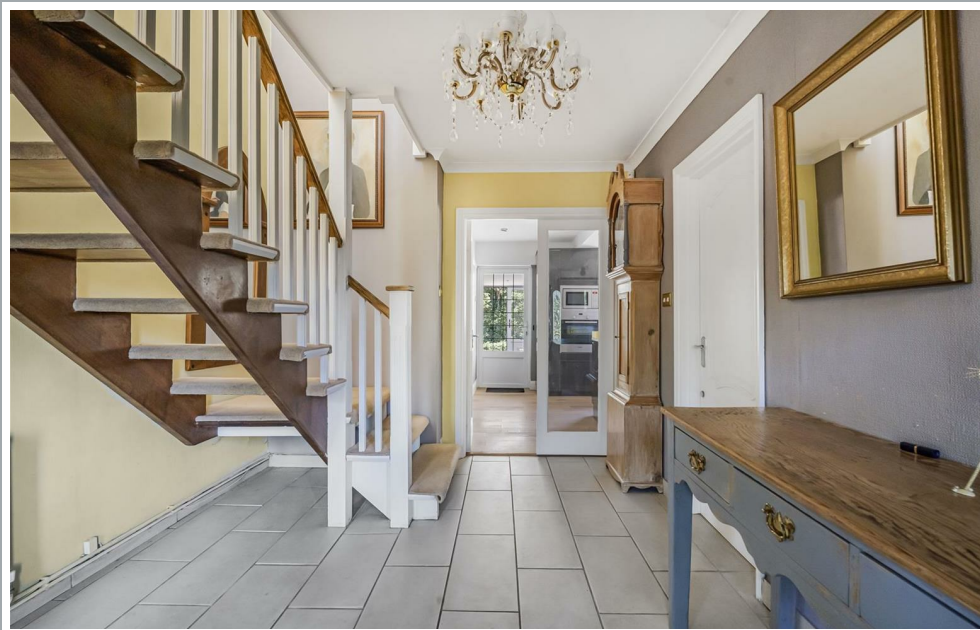
The Potteries, 10 Ducketts Wood, Thundridge, Hertfordshire, SG12 0SR

An exceptional opportunity to purchase this spacious five-bedroom detached family home, set within a generous 1.65 acre plot and surrounded by stunning countryside. The idyllic setting offers a true sense of tranquillity and escapism, while remaining just a short distance from the village shop, traditional pubs, and the prestigious Hanbury Manor Golf and Country Club. The versatile and well-proportioned accommodation includes four reception rooms, a kitchen/breakfast room, utility room, five bedrooms, and four bathrooms. A section of the ground floor is particularly well-suited for conversion into a self-contained annexe, ideal for multigenerational living. The property is approached via a long gated driveway that leads to two detached double garages, providing ample parking and storage. The beautifully maintained gardens are mainly laid to lawn, bordered by mature trees and woodland, creating a peaceful and private outdoor haven.

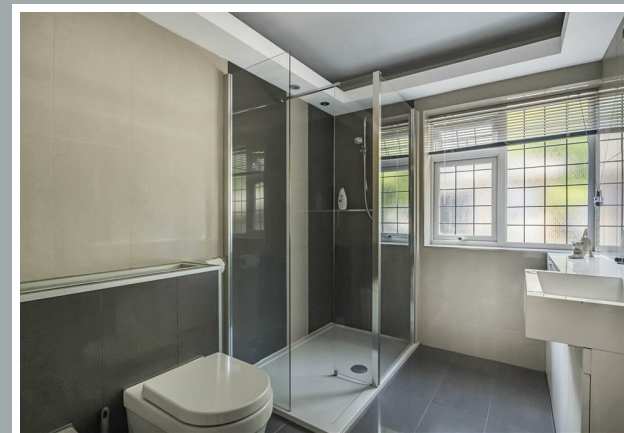
The property is situated in a quiet and highly sought-after private cul-de-sac, surrounded by beautiful countryside that provides a true sense of tranquillity and escapism. Despite its peaceful setting, the home is ideally located just a short walk from the well-regarded village primary school, making it perfect for families with young children. For older students, there are several excellent secondary schools in the surrounding area, including highly rated state and independent options in nearby Ware and Hertford. In addition to the educational offerings, the village benefits from a local shop and a choice of welcoming pubs, while the bustling market town of Ware is just a short drive away. For leisure and relaxation, Hanbury Golf and Country Club is also close by, offering a range of sporting and social amenities.



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**Approximate Gross Internal Area 2845 sq ft - 264 sq m
(Excluding Garage)**

Ground Floor Area 1832 sq ft – 170 sq m

First Floor Area 1013 sq ft – 94 sq m

Garage Area 1055 sq ft – 98 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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