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1 Lower Road

Great Amwell, SG12 9SY

Guide Price £1,100,000



# 1 Lower Road

Great Amwell, SG12 9SY

The Coach House is a beautifully presented Grade II listed three-bedroom, two-bathroom residence, discreetly positioned behind gates in one of Great Amwell's most desirable locations, just off Lower Road. The property benefits from a detached double garage with annexe above, a large gated driveway and generous gardens, all set within a stunning plot backing onto private fishing lakes, combining period charm with an exceptional village setting.

The ground floor is centred around an impressive open-plan kitchen and dining room, thoughtfully designed for both everyday living and entertaining. The kitchen features a central island, ample storage and a striking log burner, creating a warm and sociable heart to the home. A spacious living room sits alongside, complete with a second log burner set within an attractive brick fireplace. Flowing from the living room is a garden room that makes the most of the outside aspect, along with a separate dining room providing further flexible reception space.

Upstairs, the accommodation comprises three generous double bedrooms, all well proportioned and served by two well-appointed bathrooms, making the layout ideal for families, downsizers or those seeking guest accommodation.

Detached from the main house is a large double garage with an annexe above, offering excellent versatility. This space is well suited for a home office, guest suite, studio, or multi-generational living, subject to individual requirements.

Externally, the property is approached via electric gates leading to a substantial driveway providing ample parking. The rear garden is a standout feature, offering both space and privacy, with a wonderful open aspect backing directly onto private fishing lakes - a rare and highly sought-after setting. Despite its tranquil position, the home sits in the heart of Great Amwell, with easy access to nearby villages, Hertford, Ware and mainline rail links.





- Grade II listed three-bedroom, two-bathroom period home
- Sought-after Great Amwell location, just off Lower Road
- Set behind gates with a large private driveway
- Detached double garage with annexe above offering multi-purpose use
- Impressive open-plan kitchen / dining room with island and log burner
- Spacious living room with brick fireplace and additional log burner
- Further reception space including a garden room and separate dining room
- Three well-proportioned double bedrooms upstairs
- Generous rear garden with a stunning outlook backing onto private fishing lakes
- Rare combination of character, privacy and flexible accommodation in a village setting



## Floor Plan

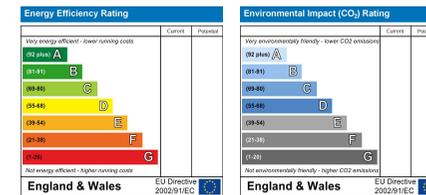


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## Viewing

Please contact Shepherds of Hertford on 01992 551955 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Performance Graph



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