



Beautiful Six Bedroom Period Family Home

Stables and Tennis Court.

Walking distance to St Edmunds School

Approx 2.3 Acres in Garden

More land Available for Horses

Great Travel Links form the A10 to Cambridge and London



Little Orchard
Ware, SG11 1DY

£1,895,000

Little Orchard is positioned in a delightful elevated location, on the edge of Old Hall Green, within walking distance of St. Edmunds College. Bishop's Stortford (8 miles) and Hertford (10 Miles) both provide a wide range of shopping, educational and recreational facilities. Stansted airport is conveniently located being 10 miles to the east, whilst the historic university town of Cambridge is approximately 26 miles and Central London approximately 33 miles. The property is extremely well located for the national motorway network with the A1M and the M11 both within 12 miles, providing good access to London and the North. There are a number of golf courses nearby including East Herts Golf Club and Hanbury Manor Golf and Country Club. Little Orchard is a charming family home, which benefits from well proportioned interiors which enjoy views over the immaculate formal gardens and beyond. The house is well arranged for family living and is also ideal for entertaining. The gardens are a particular feature of the property which include four stables, a tennis court, pond and garaging. The property benefits from beautiful views over the surrounding countryside and it is a very private spot as it is located at the end of a no through road

**Approximate Gross Internal Area 4393 sq ft - 408 sq m
(Excluding Outbuilding)**

Ground Floor Area 2646 sq ft - 246 sq m
 First Floor Area 1205 sq ft - 112 sq m
 Top Floor Area 542 sq ft - 50 sq m
 Outbuilding Area 815 sq ft - 76 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.



Energy performance certificate (EPC)

Little Orchard Old Hall Green WARE SG11 1DY	Energy rating	Valid until: 8 April 2036
	E	Certificate number: 9436-5527-9600-0556-0226

Property type	Detached house
Total floor area	407 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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.