



Chapmore End, Ware

£875,000 Freehold

CHAIN FREE • Four-bedroom detached family home • Highly sought-after village location • Stunning open-plan kitchen/dining/living space • Two modern, well-appointed bathrooms • Underfloor heating throughout the ground floor • Bi-fold doors opening onto rear garden • Driveway with ample off-road parking



Reception Hall

Lounge

20' 3" x 16' 8" (6.17m x 5.07m)

Kitchen / Diner

20' 3" x 17' 0" (6.17m x 5.17m)

Utility Room

7' 9" x 5' 11" (2.35m x 1.80m)

Office

7' 9" x 6' 6" (2.35m x 1.98m)

Bedroom 1

14' 1" x 10' 9" (4.29m x 3.28m)

En-suite

Bedroom 2

14' 6" x 11' 0" (4.42m x 3.35m)

Bedroom 3

9' 8" x 7' 5" (2.95m x 2.26m)

Bedroom 4

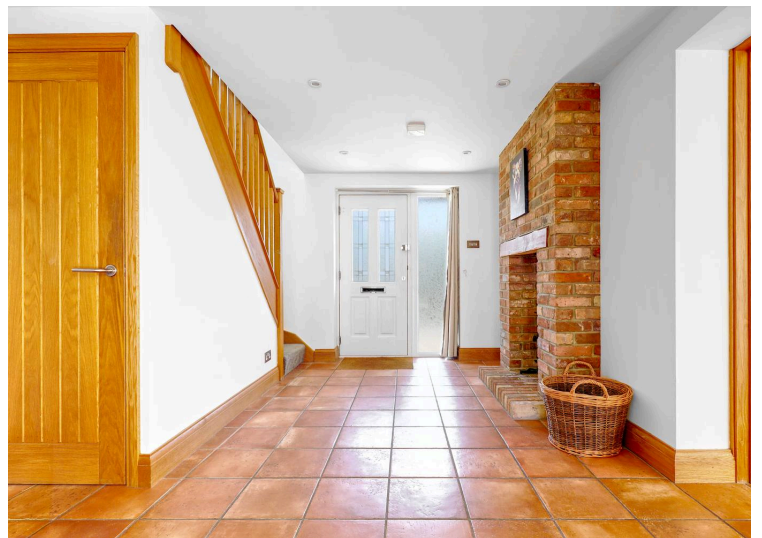
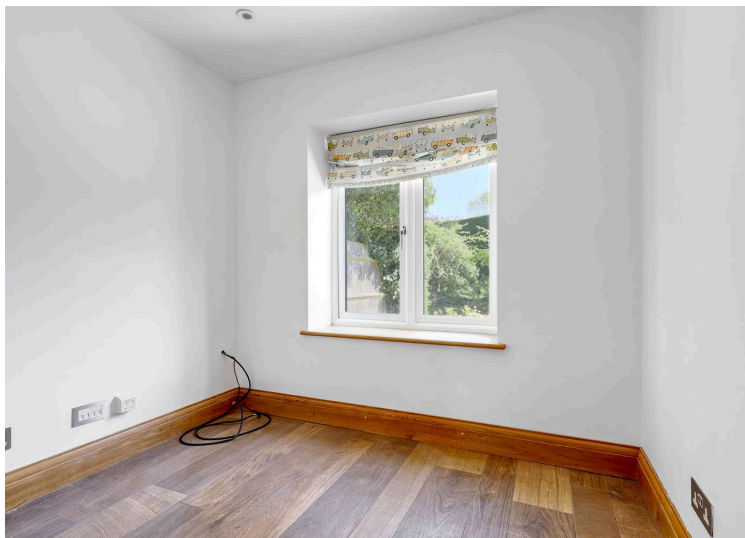
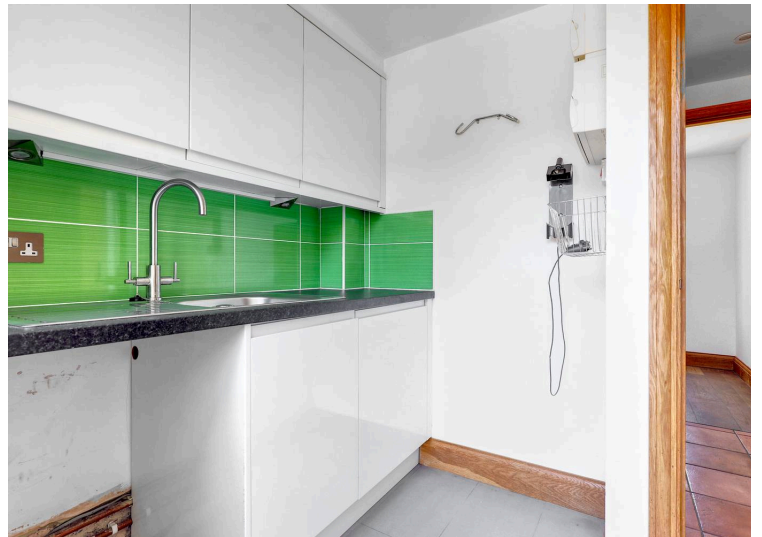
7' 10" x 7' 0" (2.39m x 2.13m)

Bathroom

Anti-Money Laundering (AML) Notice

In accordance with the Money Laundering Regulations 2017, all prospective purchasers must complete identity and verification checks before an offer can be progressed. A £10 non-refundable AML verification fee per buyer is payable before checks are undertaken.







Keith Ian are delighted to present this exceptional CHAIN FREE, four-bedroom, two-bathroom detached residence, enviably positioned within the highly sought-after village of Chapmore End, near Ware, Hertfordshire. Blending timeless character with refined contemporary finishes, this beautifully appointed home offers generous and versatile living accommodation, perfectly suited to modern family life.

The property is approached via a charming frontage, featuring a landscaped front garden and a substantial driveway providing ample off-road parking. Upon entering, a welcoming entrance hall sets an immediate sense of quality, showcasing terracotta tiled flooring, an exposed brick fireplace and a striking wooden staircase. The ground floor offers two elegant reception rooms, each thoughtfully designed with an abundance of natural light, complemented by features such as exposed beams, quality flooring and stylish décor. The heart of the home is the stunning open-plan kitchen, dining and living space, finished to an exceptional standard with sleek cabinetry, integrated appliances and a central island. Statement pendant lighting, overhead skylights and expansive bi-fold doors create a bright and airy environment, effortlessly connecting the interior with the beautifully maintained rear garden. Underfloor heating throughout the ground floor enhances comfort and efficiency. Upstairs, the property continues to impress with four well-proportioned bedrooms, many enjoying vaulted ceilings, exposed beams and fitted storage, alongside

pleasant views across surrounding greenery. Two luxurious bathrooms serve the home, both finished with elegant tiling, contemporary fittings, walk-in showers and high-quality vanity units.

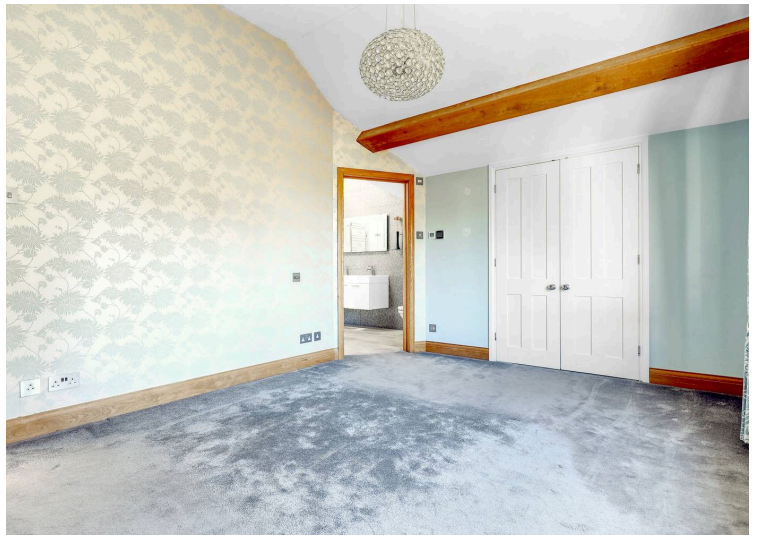
Externally, the rear garden provides a private and tranquil setting, featuring a paved patio area ideal for alfresco dining, leading onto a well-kept lawn framed by mature planting. Further benefits include oil-fired central heating, underfloor heating to the ground floor, and a well-considered layout designed for both everyday living and entertaining.

Chapmore End is a picturesque and highly desirable village situated just a short distance from Ware, Hertfordshire, offering a blend of rural charm and convenient access to local amenities. The nearby market town of Ware provides a range of shops, cafés, restaurants and well-regarded schools, along with a mainline railway station offering direct services into London Liverpool Street which is ideal for commuters. The surrounding Hertfordshire countryside offers an abundance of scenic walks and outdoor pursuits, while excellent road links via the A10 and A414 provide easy access to Hertford, Stevenage and beyond. This location perfectly balances peaceful village living with connectivity and convenience.

Council Tax band: F

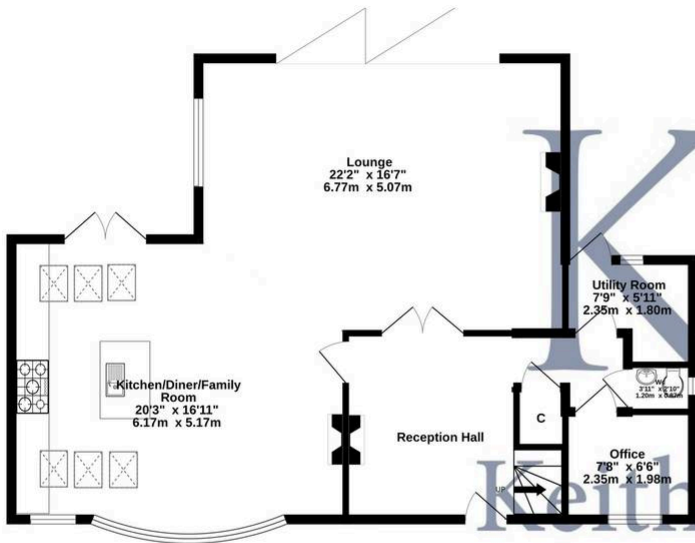
Tenure: Freehold

EPC Energy Efficiency Rating: C

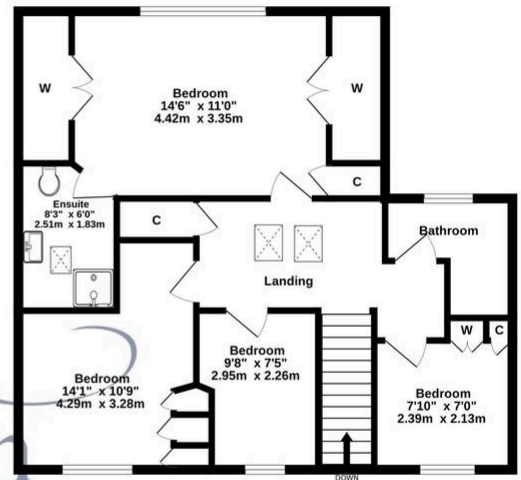




Ground Floor
903 sq.ft. (83.9 sq.m.) approx.



1st Floor
742 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA : 1645 sq.ft. (152.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.