



**Elliot Heath**  
ESTATE AGENTS

The Coach House Ware Road, Widford  
£1,150,000

# The Coach House Ware Road

Widford, Ware

Former coach house with stabling. Versatile accommodation includes detached annexe. Tranquil rural retreat near commercial centres. 2 reception rooms, kitchen/dining, 4 bedrooms, 2 bathrooms, WC.

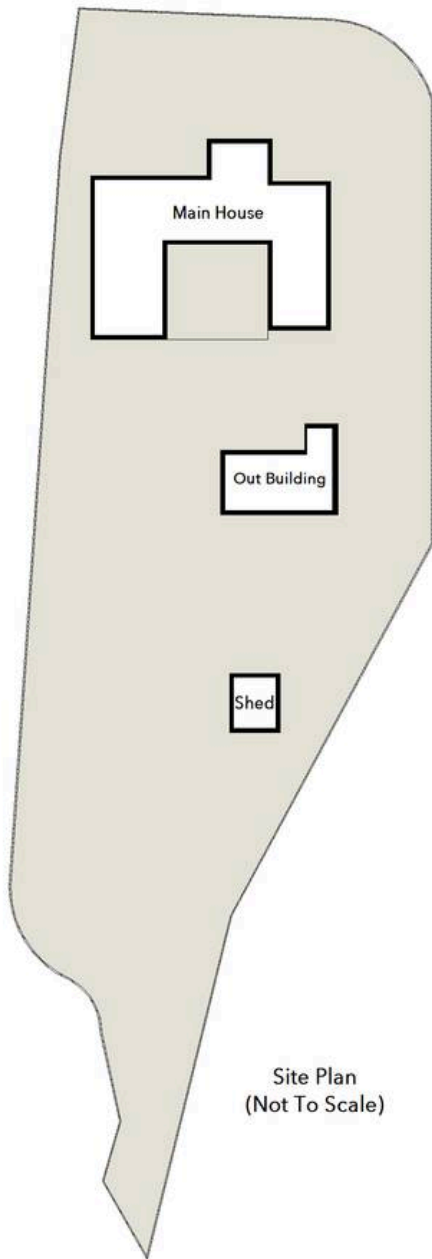
Council Tax band: G

Tenure: Freehold

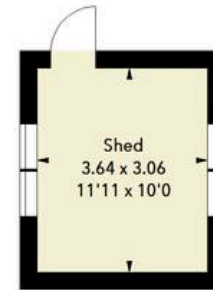
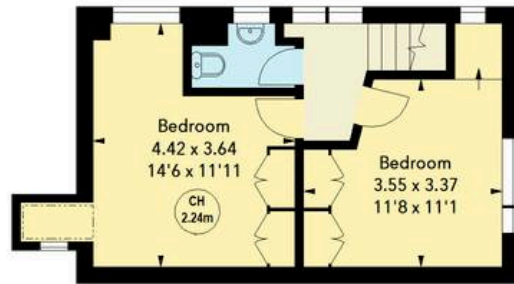


Coach House,  
Ware Road, SG12

Approximate Area = 219.43 sq m / 2362 sq ft  
(Including Out Building & Shed)  
Out Building = 33.91 sq m / 365 sq ft  
Shed = 11.15 sq m / 120 sq ft



Key:  
CH - Ceiling Height



Ground Floor  
Approx. 11.15 sq m / 120 sq ft

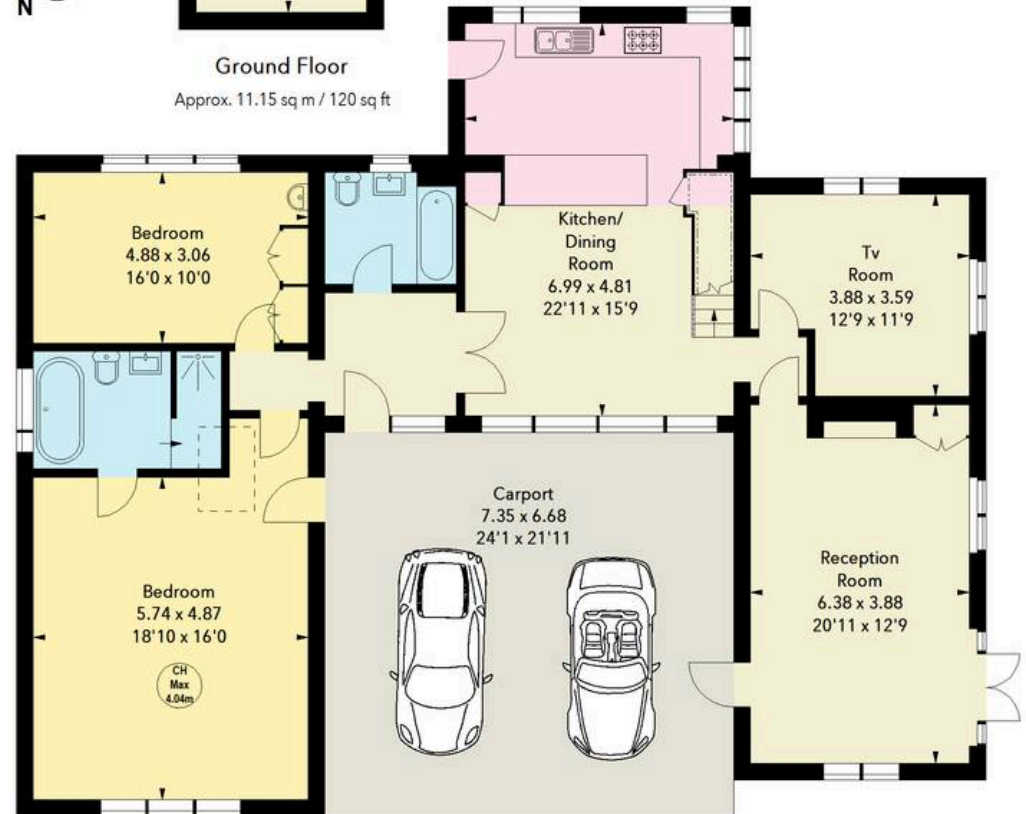


Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.  
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**Entrance Hall**

With window and door to front aspect, tiled flooring, radiator, doors to:

**Bathroom**

With window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath, pedestal wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, radiator.

**Kitchen/Dining Room**

22' 11" x 15' 9" (6.99m x 4.80m)

Triple aspect with windows to front, side and rear aspect together with a door to outside. Fitted with a range of wall and base storage units with work surfaces over incorporating a Butler style double sink and drainer unit, space for Aga with extractor over, space for American style fridge/freezer, integrated appliances, tiled splash back areas, tiled flooring, built in storage cupboard, stairs rising to first floor landing, radiator, under floor heating, tongue and groove panelling, doors to:

**Reception Room**

20' 11" x 12' 9" (6.38m x 3.89m)

Dual aspect room with windows and double doors to front and side aspect, tongue and groove panelling, feature fireplace, built in storage cupboard.

**TV Room**

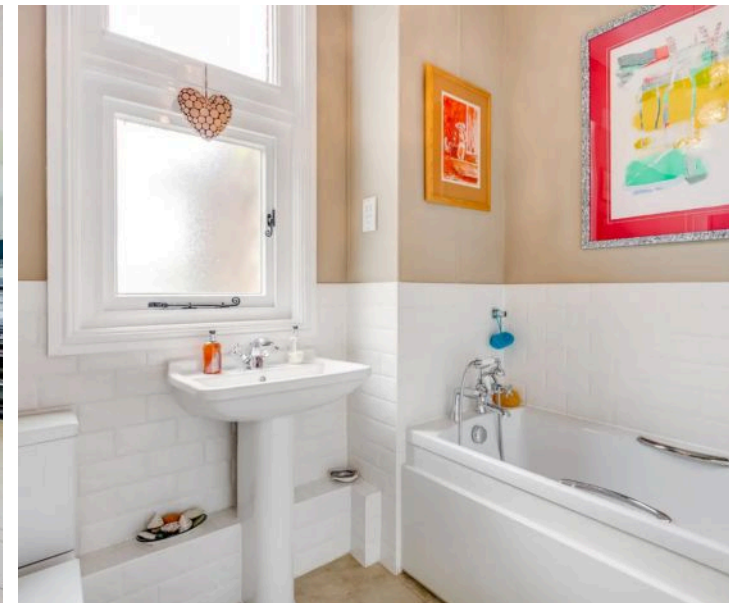
12' 9" x 11' 9" (3.89m x 3.58m)

Dual aspect with windows to side and rear aspect, tongue and groove panelling, radiator.

**Bedroom One**

18' 10" x 16' 0" (5.74m x 4.88m)

With window to front aspect, skylight window and door to outside, radiator, vaulted ceiling, tongue and groove panelling, mezzanine area with open balustrade, door to:



### **En Suite Bathroom**

With window to side aspect with obscure glass. Fitted with a suite comprising freestanding claw and ball bath, separate walk in shower room, pedestal wash hand basin, concealed cistern wc, fully tiled, chrome heated towel rail.

### **Bedroom Two**

16' 0" x 10' 0" (4.88m x 3.05m)

With windows to rear aspect, two radiators, built in wardrobe cupboards, vanity unit with inset wash hand basin, tongue and groove panelling.

### **First Floor Landing**

With windows to rear aspect, doors to:

### **Bedroom Three**

14' 6" x 11' 11" (4.42m x 3.63m)

Dual aspect with window to rear and side aspect, radiator, built in wardrobe cupboards, panelling.

### **Bedroom Four**

11' 8" x 11' 1" (3.56m x 3.38m)

Dual aspect with windows to rear and side aspect, radiator, tongue and groove panelling, built in wardrobe cupboards

### **Separate WC**

With window to rear aspect. Fitted with a suite comprising wc, wash hand basin, radiator.

### **Detached Annexe**

Comprising: Kitchen/Reception Room 13'3 x 9'8, Bedroom 12'4 x 9'8, En Suite Shower Room, Outside Store





## GARDEN

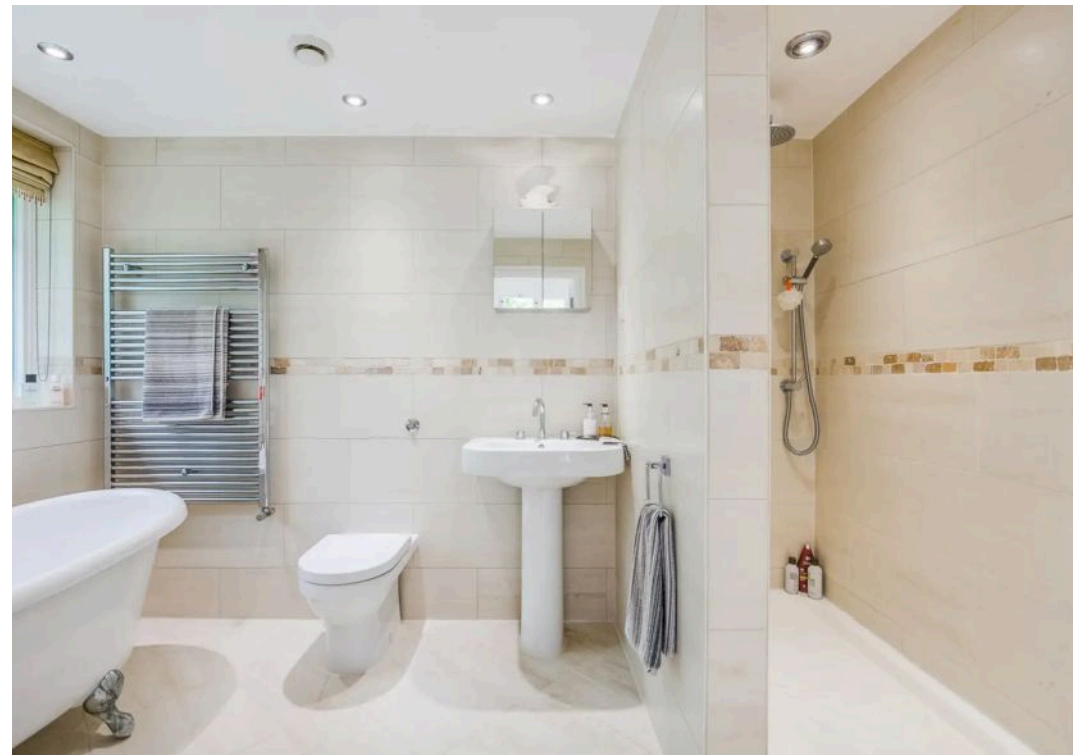
Set within beautiful gardens that adjoin open farmland that wrap around the property. Predominantly laid to lawn and heavily stocked with mature shrubs and plants, large timber shed.

## CAR PORT

6 Parking Spaces

With generous gated gravel driveway to the front leading to the carport.







## Elliot Heath Estate Agents

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