



The Lodge, Widbury Hill, Ware

SG12 7QE

Price Guide £925,000



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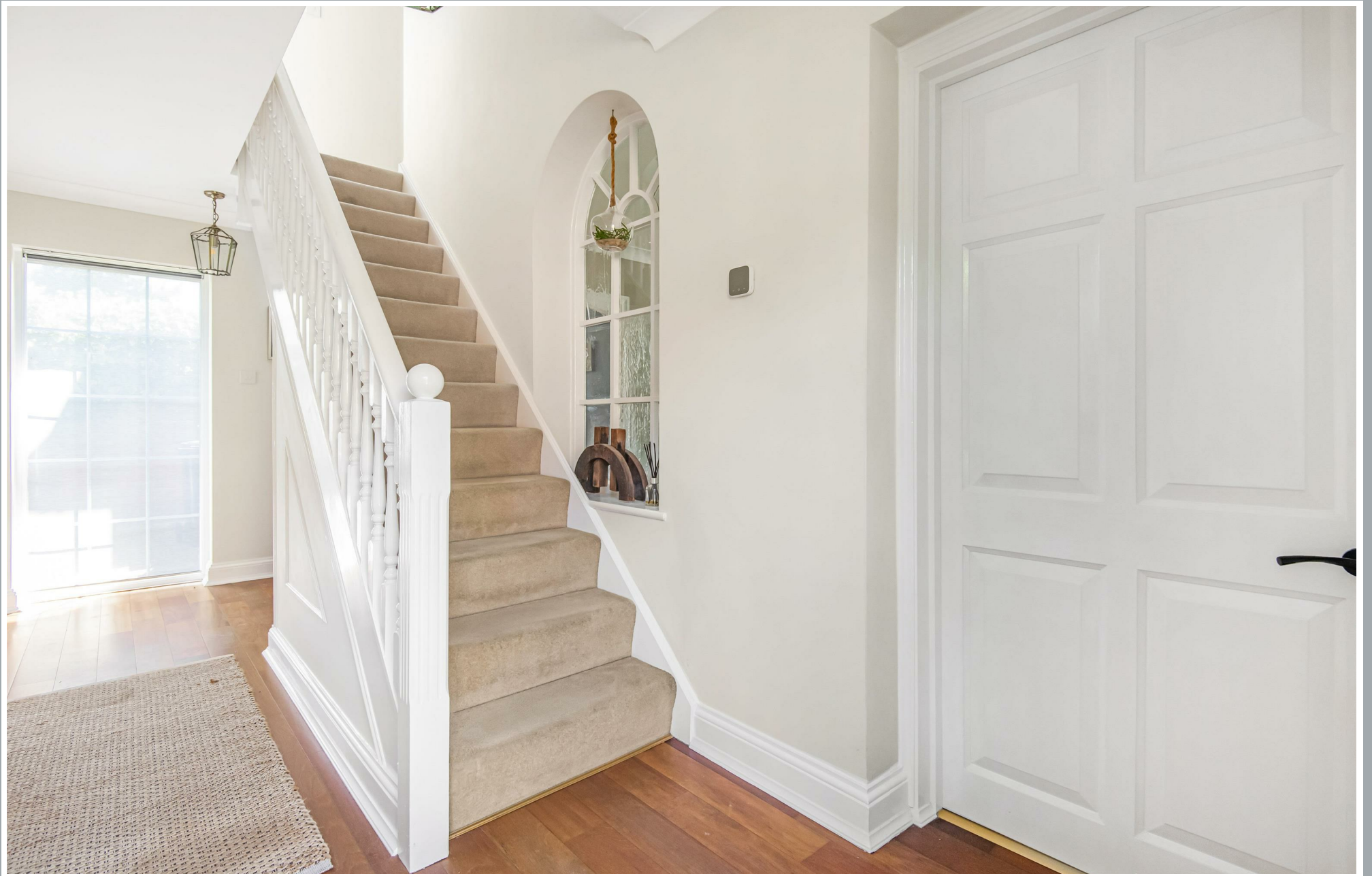
## The Lodge Widbury Hill, Ware, SG12 7QE

An exceptionally charming Victorian Lodge House forming part of the historic Widbury House Estate offering the perfect blend of countryside living yet only a short distance to Ware town centre itself. The stylish accommodation comprises of a entrance hall with downstairs wc, 2 separate living rooms, a dining room and a kitchen/breakfast room on the ground floor, whilst the living space is complimented by a large useable basement. On the first floor, there are 3 good size bedrooms and a family bathroom. Externally, the property is approached by a private driveway offering parking for three cars with access to the detached garage, which has been usefully converted into a home gym with storage to the front section. The rear gardens offer an open feel, yet a high degree of privacy with a choice of paved entertaining areas, well stocked borders and mature trees.

The Lodge at Widbury House is a set in the grounds of the historic Widbury House estate in Ware. Nestled in a peaceful semi-rural setting with access to excellent countryside walks, while remaining conveniently close to Ware town centre, excellent transport links into London.



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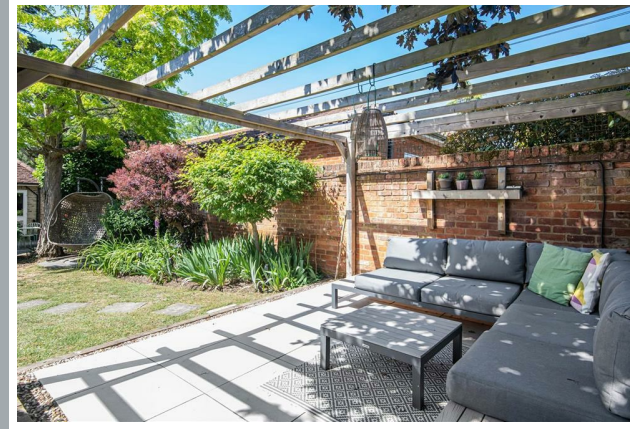
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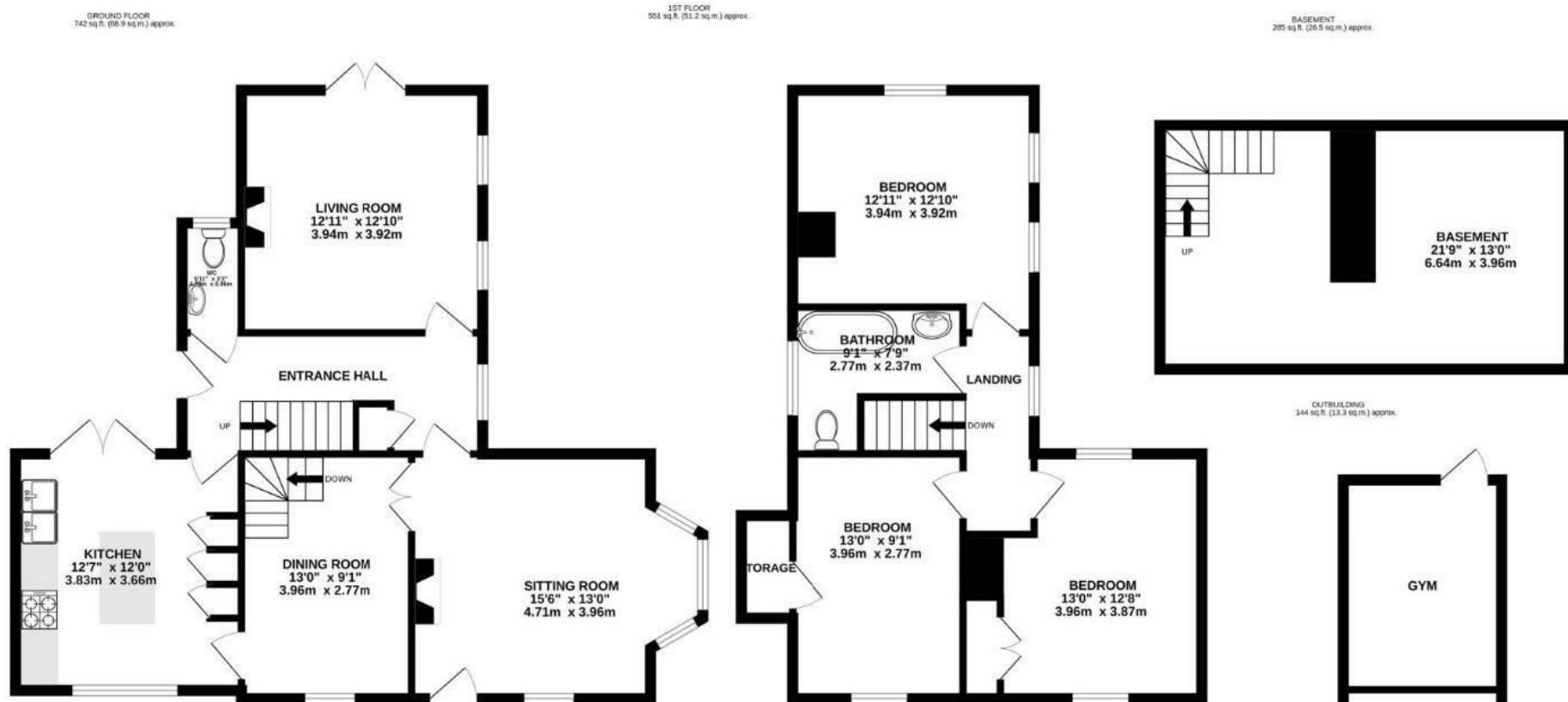
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**TOTAL FLOOR AREA : 1722 sq.ft. (159.9 sq.m.) approx.**

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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