

8 Peters Wood Hill
Ware | Hertfordshire | SG12 9NR

FINE & COUNTRY

STEP INSIDE

A substantial detached five bedroom family home with delightful gardens backing onto woodland and set at the head of one of Wares most highly regarded and sought after cul de sacs.

STEP INSIDE

This excellent home has been significantly extended over the years with additions that take full advantage of the lovely gardens and setting. At the rear of the house is the heart of this home, a fine kitchen/dining/family room. Well fitted with a large island, high end appliances from Miele and Gaggenau, and doors and windows opening out onto the gardens and enjoying a lovely outlook. Adjoining this is the impressive living room with large windows and doors to two aspects opening onto the garden. There is a recessed gas living flame effect fireplace providing an attractive focal point to the room. Double doors then open into a family/playroom at the front of the house. There is also a hallway and cloakroom on the ground floor. Upstairs one finds a long landing off which are the bedrooms and a very attractively refitted family bathroom with contemporary style suite including roll top bath, separate shower cubicle and twin basins. The principle bedroom benefits from an en suite shower room approached via walk through dressing area. There is a large guest bedroom with fitted wardrobes at the front of the house, two further double bedrooms and a large single bedroom.

























STEP OUTSIDE

The house is found at the head of the cul de sac tucked away with a driveway at the front that leads to the double garage with up and over doors, light, power and door into the house. The rear garden is such a lovely feature of this family home. South Facing and laid mainly to lawn with mature shrubs and trees, this is a garden with real interest for a family or keen gardeners. To the side of the house is an attractive patio with pergola, a lovely spot for family barbeques and entertaining. Backing onto Presdales Woods gives a wonderful feeling of privacy and calm. the house feels as if the countryside comes right into the home.

Unusually, as the house is built into a hill, there is a very useful large basement/ storage room beneath the house.

LOCATION:

For good reason Peters Wood Hill has long been considered one of the towns most desirable cul de sacs. It is just a few minutes' walk from the highly regarded Presdales School, and Ware Station is also just a 10 minute walk with its frequent service into Tottenham Hale and London's Liverpool Street. Ware's historic, vibrant town centre is renowned for its array of family-friendly facilities, complimented many eateries with coffee shops, bakeries, pubs and delightful restaurants. There is a great choice of shops and recreational facilities together with a good choice of schooling both private and state.

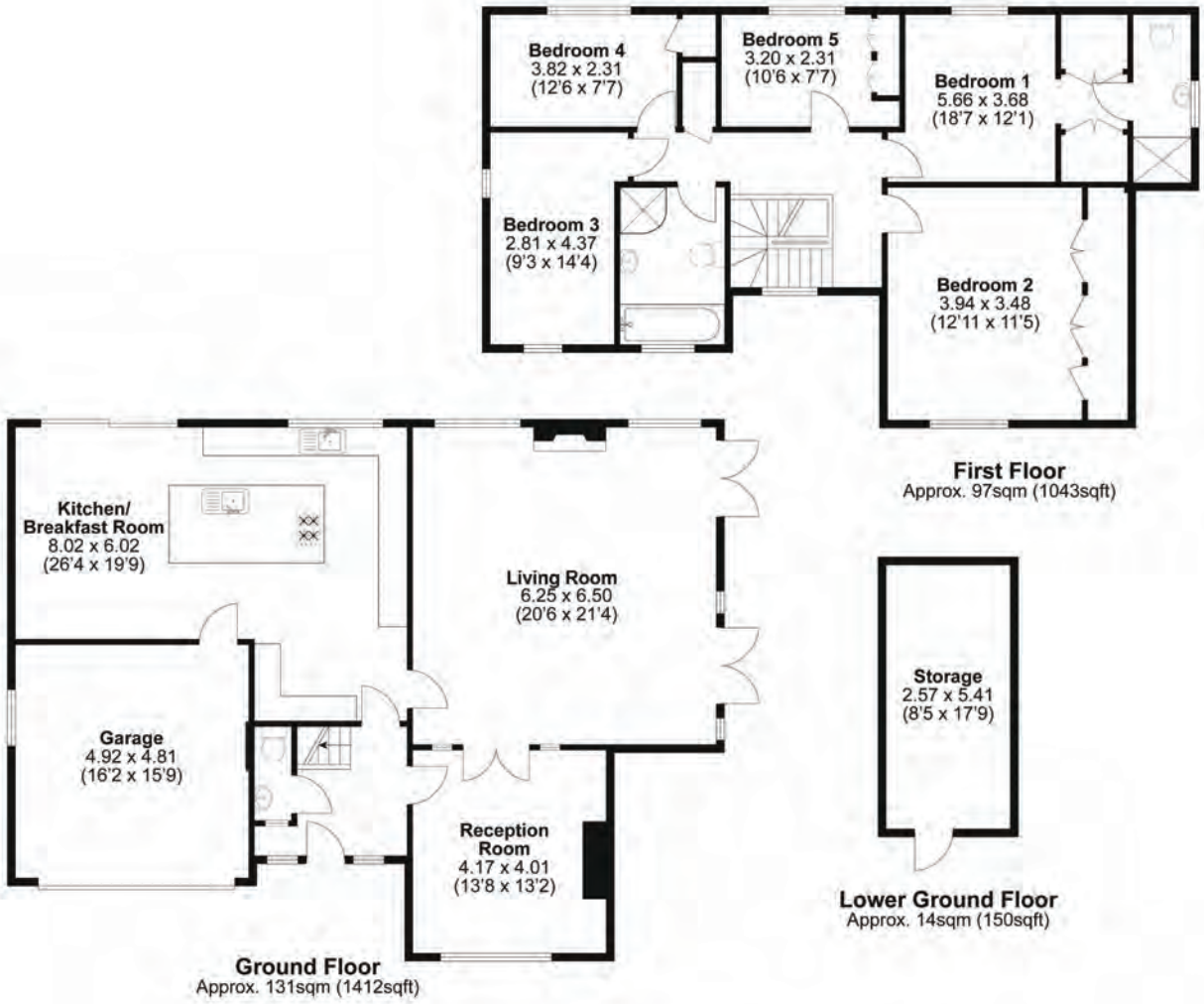
GENERAL INFORMATION

Local Authority: East Herts DC. Council Tax Band: E. All mains' services are connected. Gas fired central heating. Integrated sound system in kitchen, living room and family room.





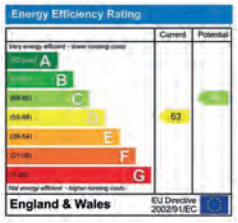




TOTAL FLOOR AREA: 2605 sq.ft. (242 sq.m.) approx.

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.

Tenure: Freehold
Council Tax Band: D



The Property Ombudsman

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