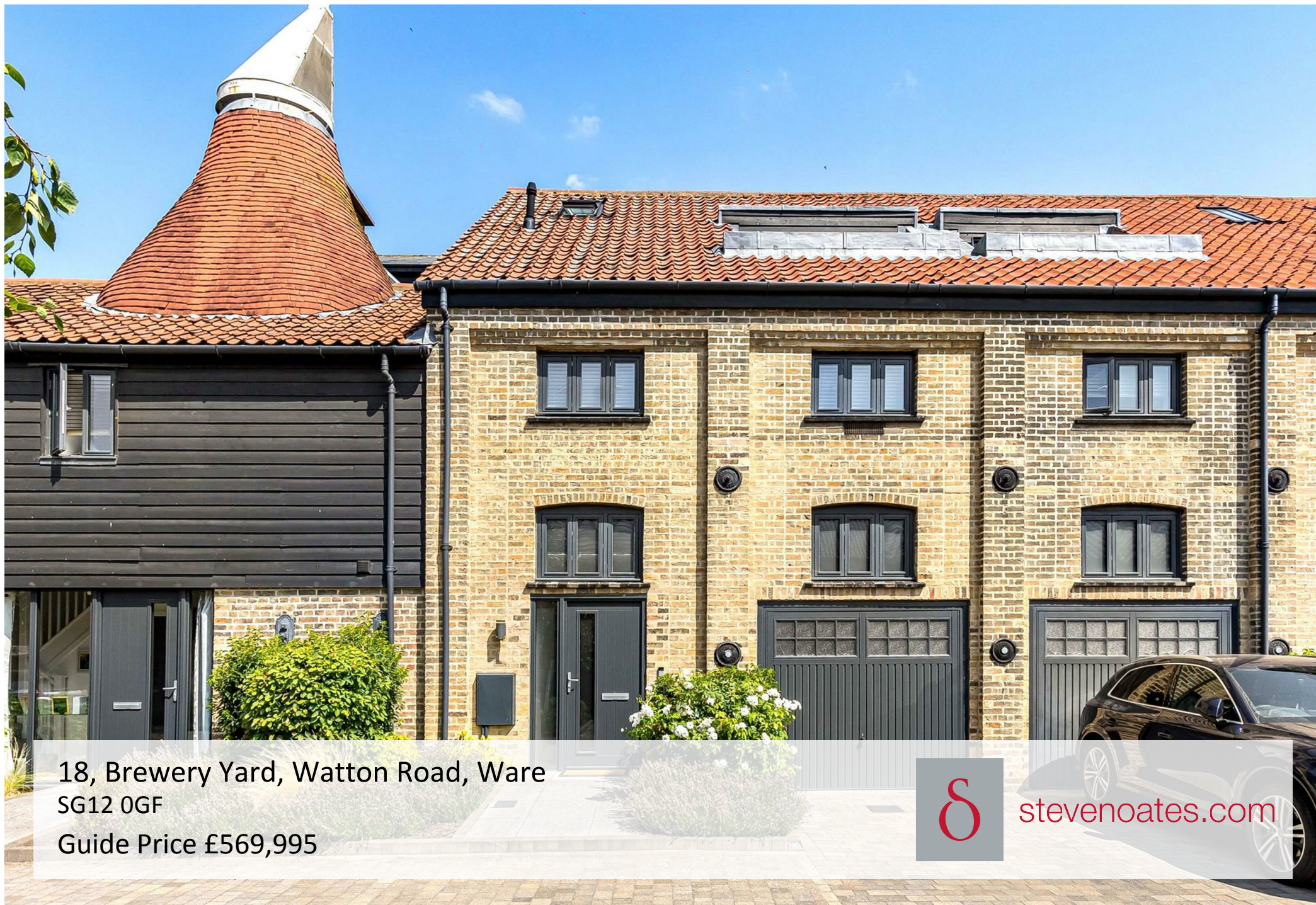


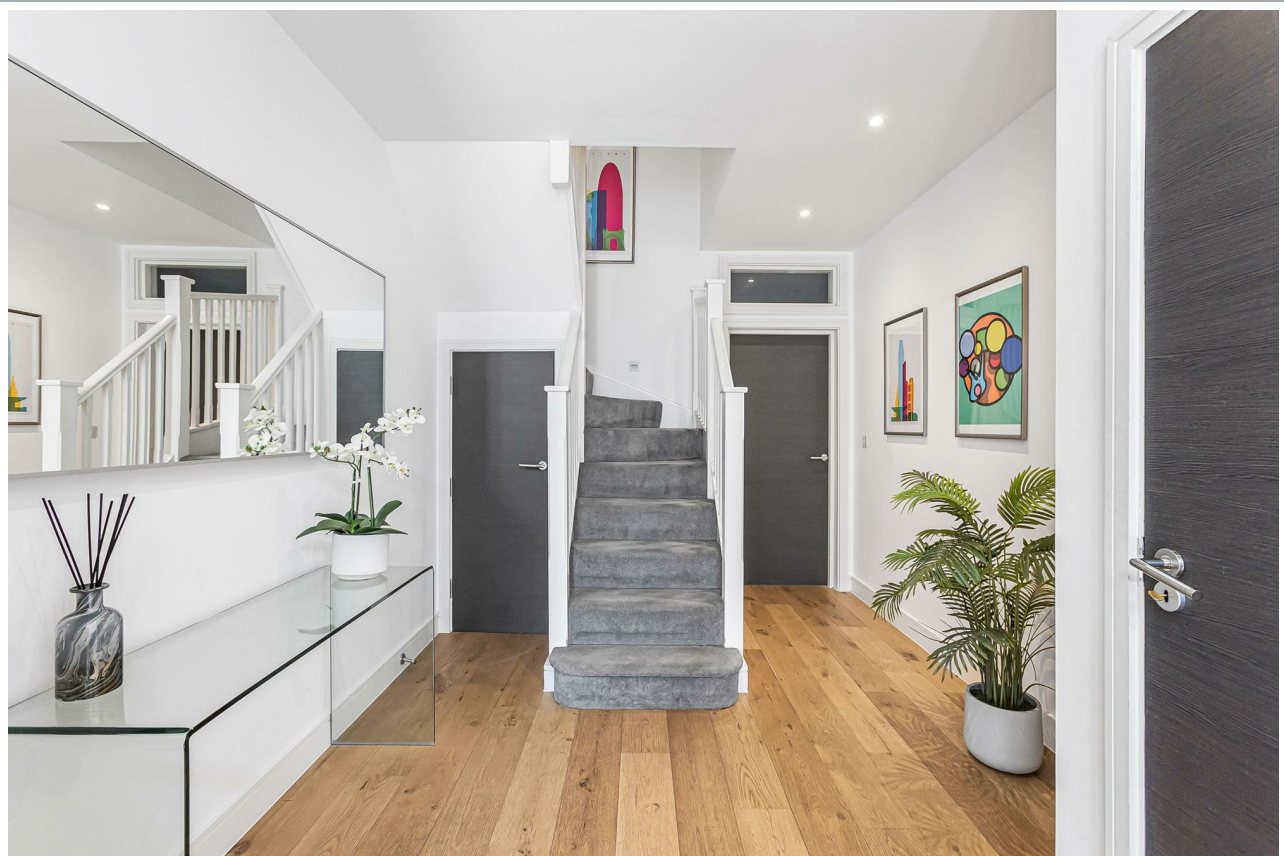


18, Brewery Yard, Watton Road, Ware
SG12 0GF

Guide Price £569,995



stevenoates.com



18 Brewery Yard, Watton Road, Ware, Herts, SG12 0GF

Arranged over three floors and extending to approximately 1,637 sq ft, the property offers stylish and versatile accommodation. The ground floor comprises a spacious entrance hall with stairs rising to the first floor, a generous 20'7 garage, a well-proportioned second bedroom with its own en-suite shower room, and a separate lobby area currently used as a gym. The first floor is undoubtedly the heart of the home, featuring an impressive 26'3 open-plan living, dining and kitchen area. The contemporary kitchen is fully fitted with modern units and integrated appliance. This floor also provides access to the third bedroom, which could equally serve as a study, and benefits from its own en-suite bathroom. A striking double-height void floods the space with natural light, enhancing the sense of openness. Occupying the entire second floor, the impressive principal bedroom offers a peaceful retreat, complete with a luxurious en-suite shower room, fitted wardrobe and storage space and direct access to a beautiful private terrace. Externally, the property benefits from private parking, a generous garage, and additional visitor parking within the secure gated development.

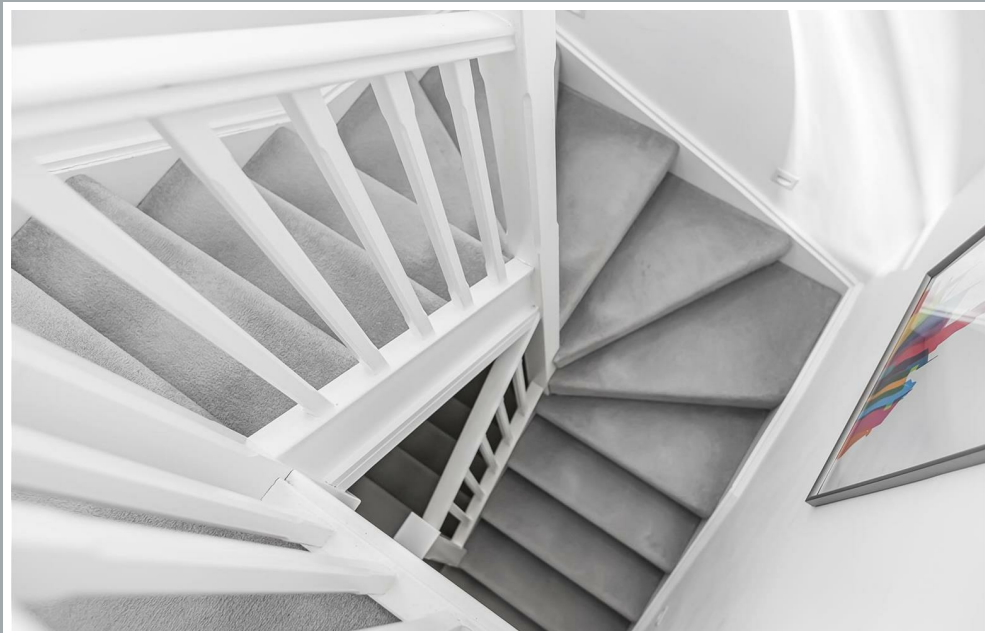
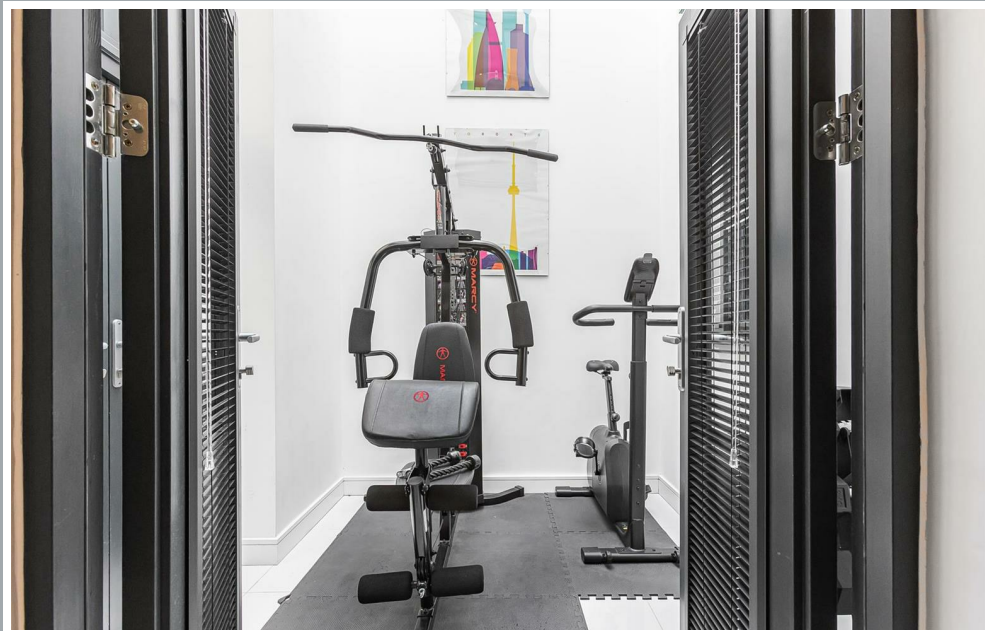
Brewery Yard is a distinctive development located on Watton Road in the historic market town of Ware, Hertfordshire. Blending contemporary architecture with the town's rich brewing heritage, the scheme offers a vibrant destination for modern living. Positioned within easy reach of Ware town centre and mainline station, Brewery Yard benefits from excellent connectivity while retaining the charm and character of its riverside surroundings.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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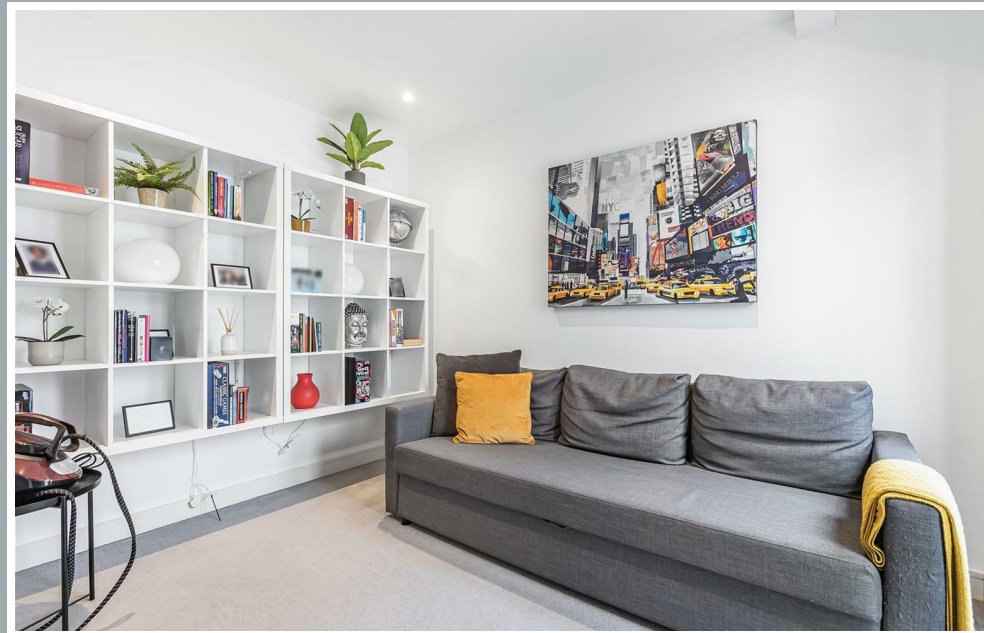
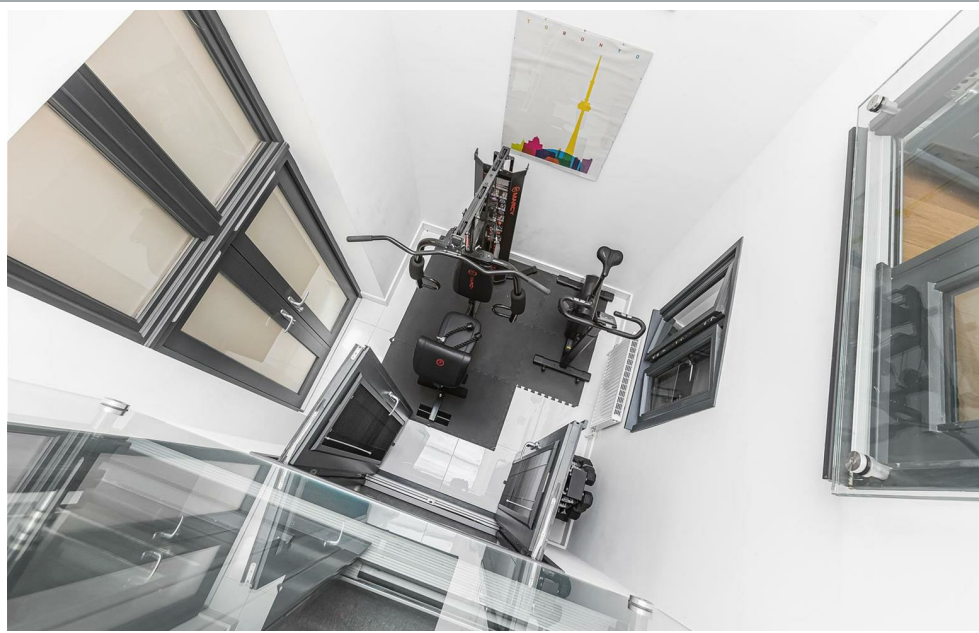


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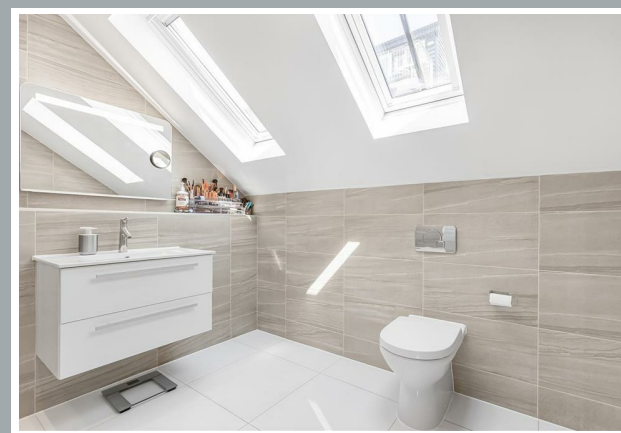
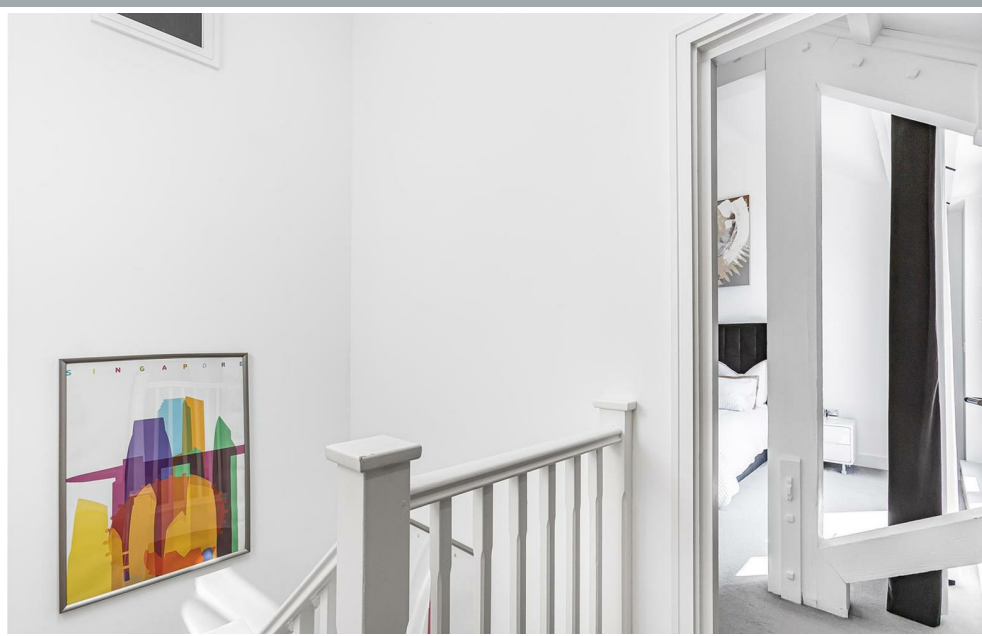
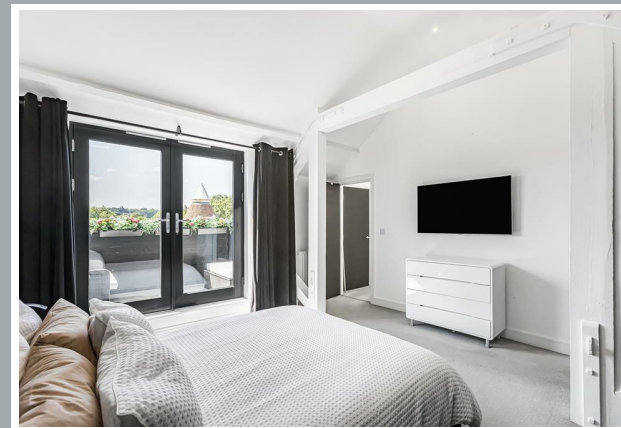




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**Approximate Gross Internal Area 1637 sq ft - 152 sq m
(Including Garage)**

Ground Floor Area 686 sq ft – 64 sq m

First Floor Area 571 sq ft – 53 sq m

Second Floor Area 380 sq ft – 35 sq m



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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