

# Jonathan Hunt

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## Apartment 3 Rowney Priory, Rowney Lane, Dane End, Ware, SG12 0JY

**£625,000**

JONATHAN HUNT are pleased to offer this beautifully appointed chain free apartment being one of only three apartments attached to the main house of Rowney Priory. The property is located within on the top floor offering wonderful countryside views and features generous accommodation approaching 1800 sq feet. An internal viewing is highly recommended.

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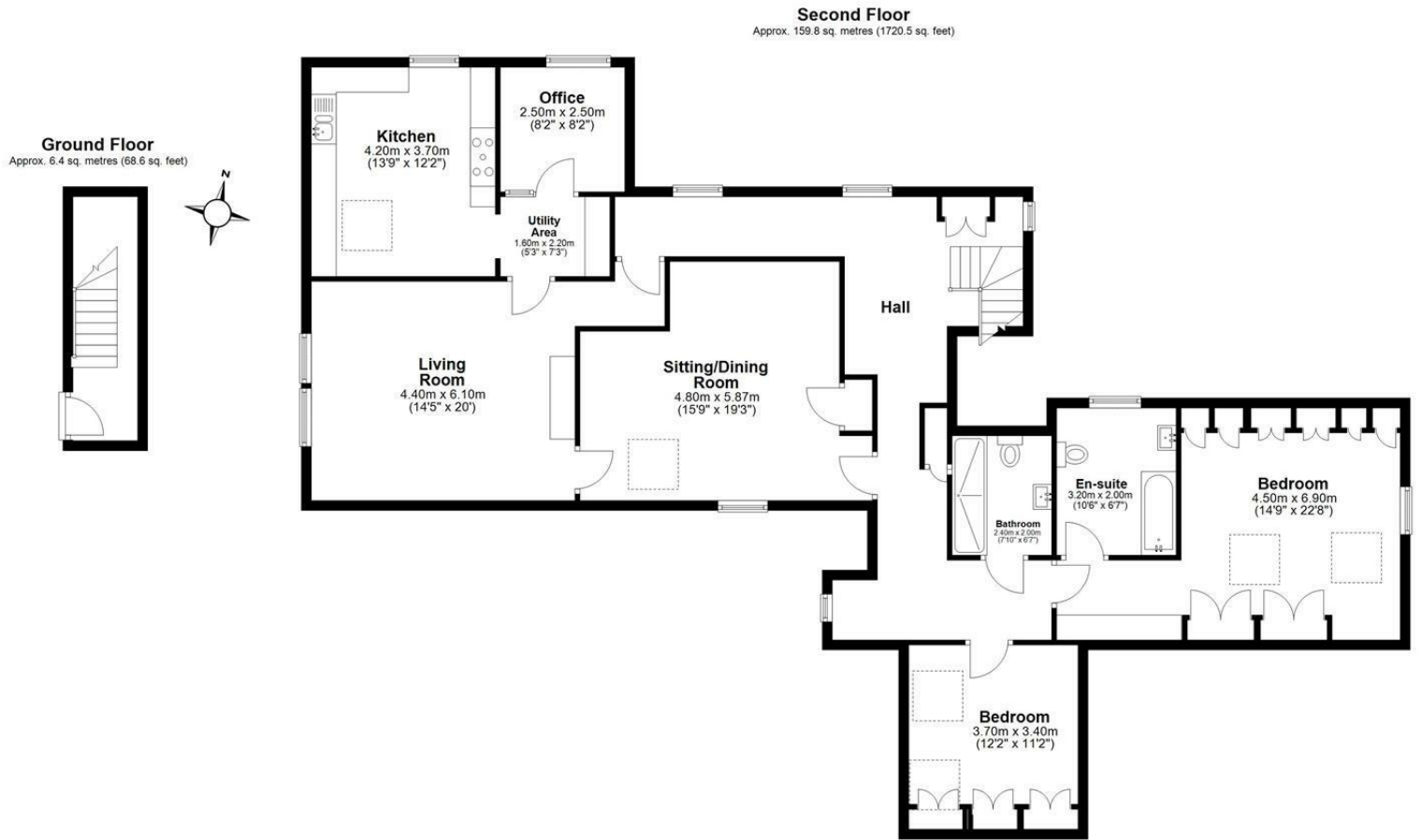
## VENDORS COMMENTS

If a peaceful life away from the noise of roads and aircraft and living in harmony with the countryside and wildlife then this property is for you. A herd of wild fallow deer often roam the grounds and the bird life is exceptional along with wonderful hares racing around the parkland. In a truly peaceful setting offering privacy but not isolation with miles of walking, cycling and horse-riding on your doorstep this countryside apartment offers everything. The history of Rowney Priory is amazing dating back to the 11th Century with many notable owners throughout its tenure. Originally dating back to William The Conqueror, before becoming a Priory in the 12th Century and several makeovers over the preceding centuries. Latterly becoming a gentleman's residence in Victorian times where most of the current building originates from the House has had some notable residents including Sir William Michael Balfe (Famous composer in the 19th Century). Modernised and upgraded over time this apartment was for many years the PPR of the current owners of Rowney Priory who have lived here for 50years.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		48	75
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		48	75
England & Wales		EU Directive 2002/91/EC	



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**Rowney Priory**