

The View, Ware Park, Ware
SG12 0EA
Price Guide £1,650,000

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The View Ware Park, Ware, Herts, SG12 0EA

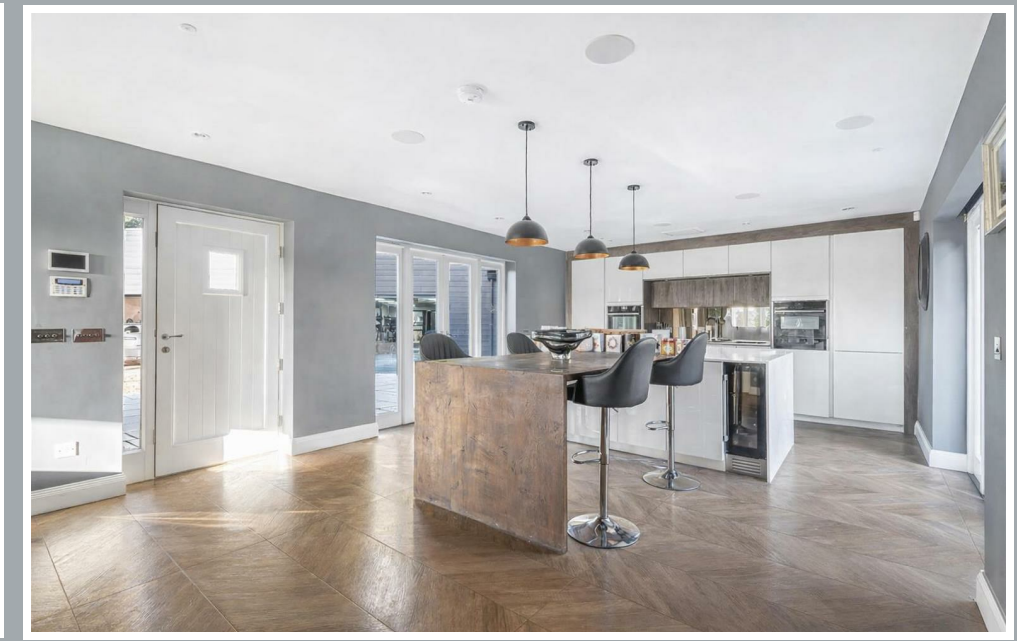
A rare chance to purchase this exceptional detached family home occupying a good size plot with direct views over the River Lea and Hartham Common beyond. The stylish property which has been built to the highest of standards comprises of a large open plan kitchen/living space. Also on the ground floor is a utility room, downstairs guest wc, a dining room with adjoing study, which was built as bedroom 4 and the study has plumbing for an en-suite. On the first floor, there are 3 additional large bedrooms, with an en-suite to the main bedroom and a family bathroom. Externally, there is a large detached studio/gym with a sauna, steam room, kitchenette and a wc, along with a large double garage. There are a number of entertaining spaces including a large roof terrace, sun terraces and a jetty adjoining the river.

Located towards the end of this quiet private road, the property backs onto woodlands and fronts onto a beautiful stretch of the River Lea and Hartham Common beyond. Whilst Ware Park is technically a Ware address, it is only accessed via Bengeo with Hertford town centre a short stroll away providing an excellent choice of shops, restaurants and coffee shops. Both Hertford North & Hertford East train stations only a short drive away providing fast links to London.

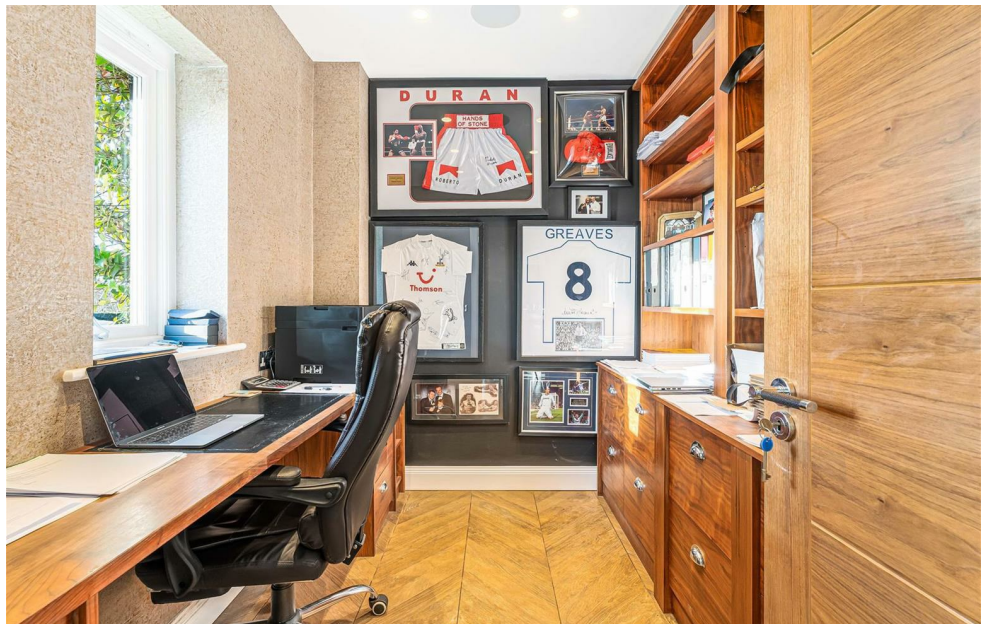


70 Fore Street, Hertford, Hertfordshire, SG14 1BY

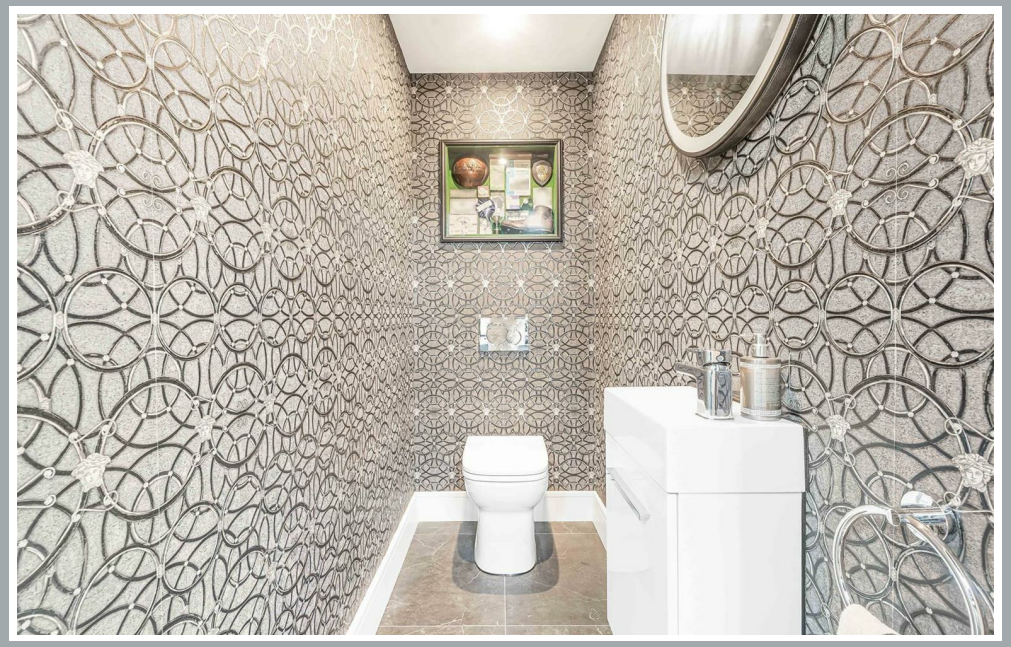


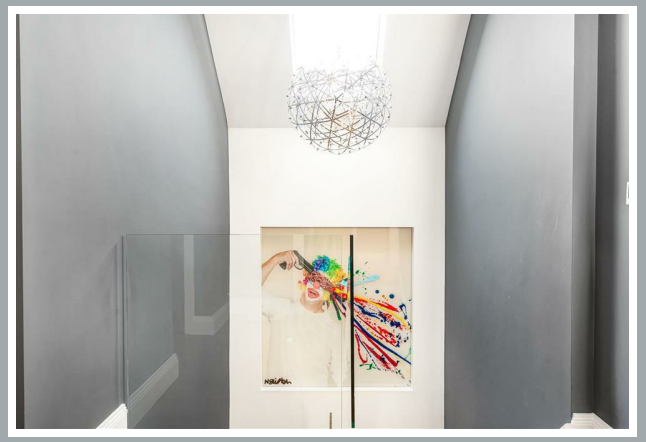




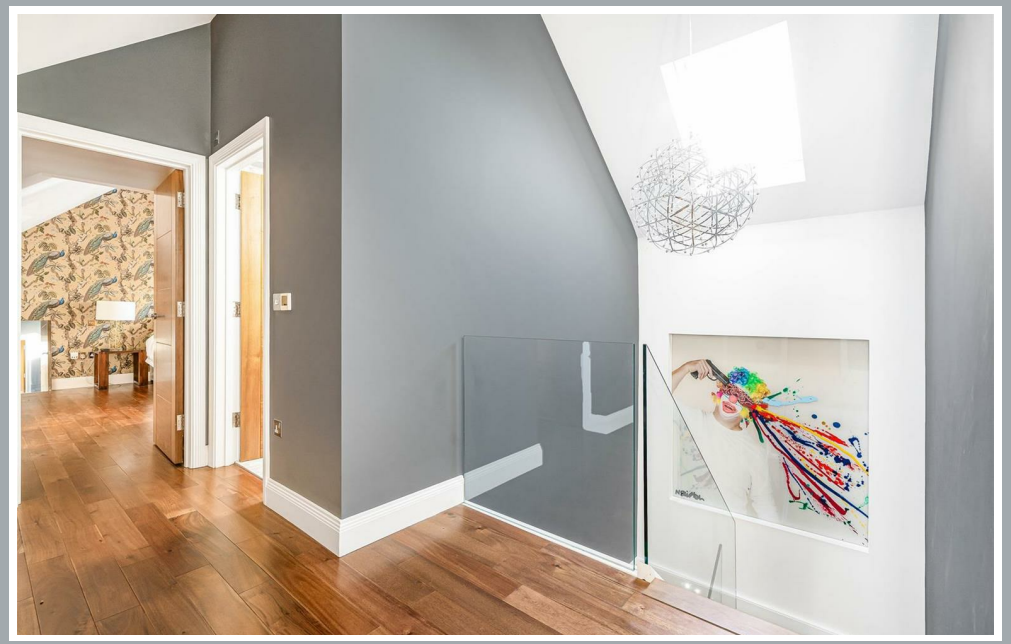


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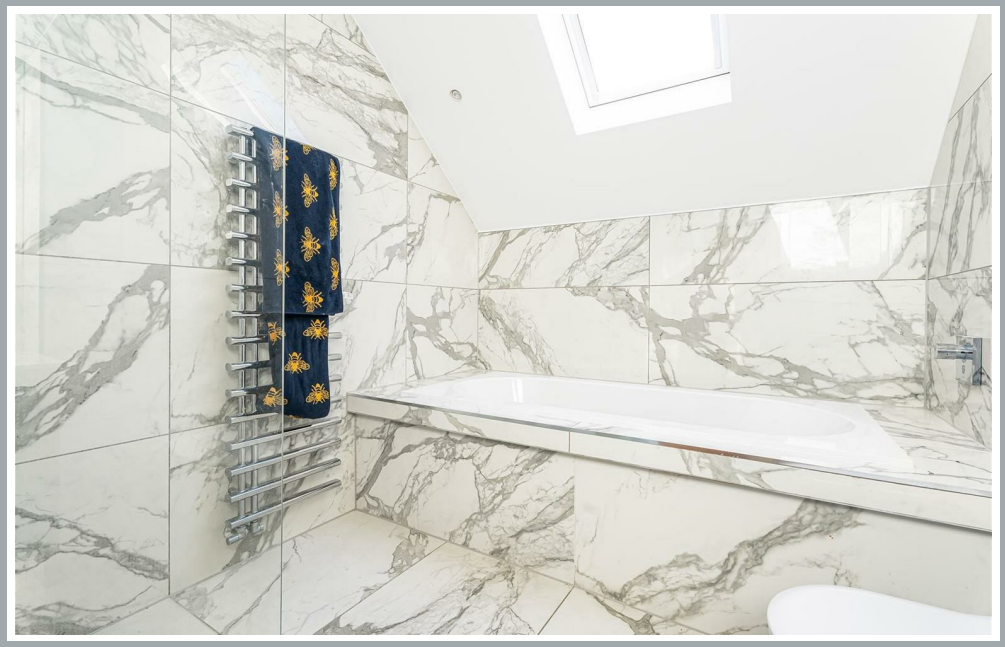




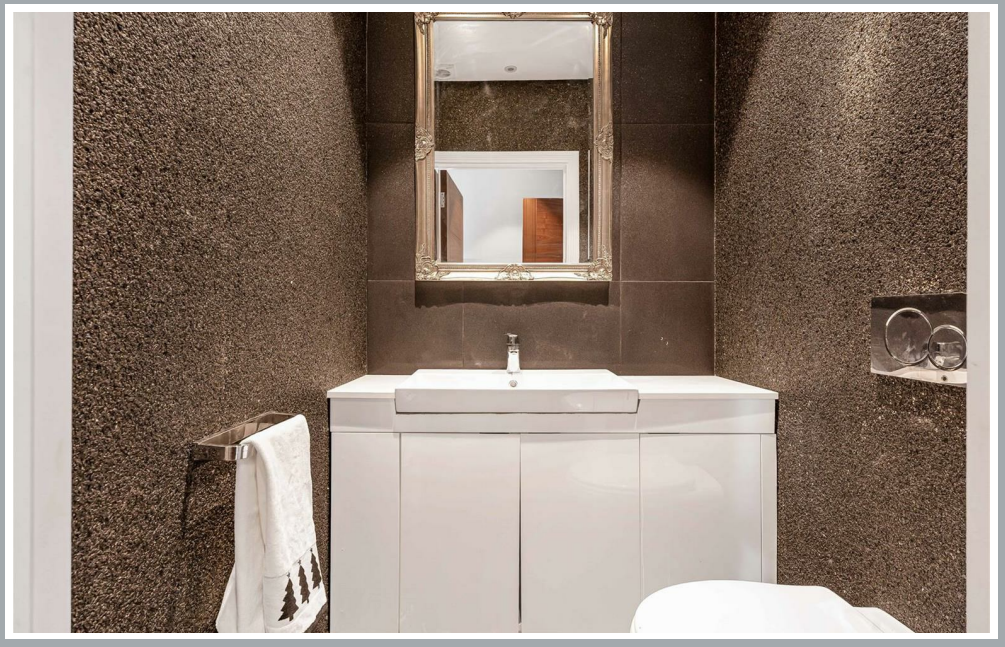




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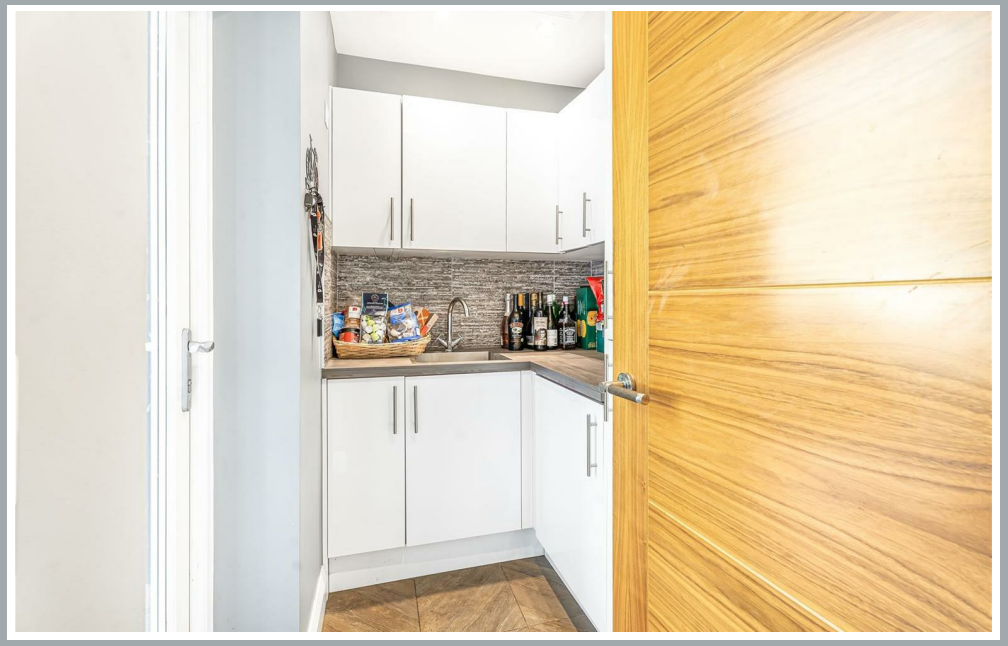


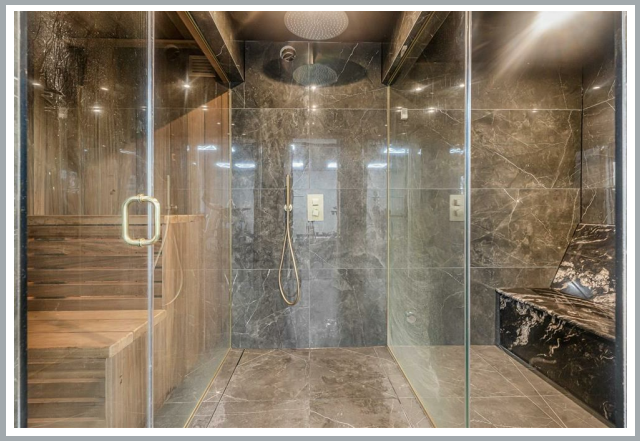






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Approximate Gross Internal Area 2441 sq ft - 226 sq m
(Excluding Garage & Outbuilding)
Ground Floor Area 1242 sq ft – 115 sq m
First Floor Area 1199 sq ft – 111 sq m
Garage Area 1029 sq ft – 96 sq m
Outbuilding Area 467 sq ft – 43 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Steven Oates

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