

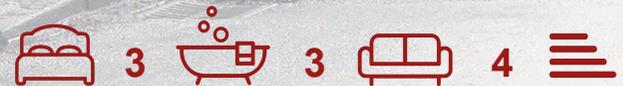
shepherds
A better home
moving experience



1 Lower Road

Great Amwell, SG12 9SY

Guide Price £1,100,000



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SOLD BY SHEPHERDS - The Coach House is a beautifully presented Grade II listed three-bedroom, two-bathroom residence, discreetly positioned behind gates in one of Great Amwell's most desirable locations, just off Lower Road. The property benefits from a detached double garage with annexe above, a large gated driveway and generous gardens, all set within a stunning plot backing onto private fishing lakes, combining period charm with an exceptional village setting.

The ground floor is centred around an impressive open-plan kitchen and dining room, thoughtfully designed for both everyday living and entertaining. The kitchen features a central island, ample storage and a striking log burner, creating a warm and sociable heart to the home. A spacious living room sits alongside, complete with a second log burner set within an attractive brick fireplace. Flowing from the living room is a garden room that makes the most of the outside aspect, along with a separate dining room providing further flexible reception space.

Upstairs, the accommodation comprises three generous double bedrooms, all well proportioned and served by two well-appointed bathrooms, making the layout ideal for families, downsizers or those seeking guest accommodation.

Detached from the main house is a large double garage with an annexe above, offering excellent versatility. This space is well suited for a home office, guest suite, studio, or multi-generational living, subject to individual requirements.

Externally, the property is approached via electric gates leading to a substantial driveway providing ample parking. The rear garden is a standout feature, offering both space and privacy, with a wonderful open aspect backing directly onto private fishing lakes - a rare and highly sought-after setting. Despite its tranquil position, the home sits in the heart of Great Amwell, with easy access to nearby villages, Hertford, Ware and mainline rail links.





- Grade II listed three-bedroom, two-bathroom period home
- Sought-after Great Amwell location, just off Lower Road
- Set behind gates with a large private driveway
- Detached double garage with annexe above offering multi-purpose use
- Impressive open-plan kitchen / dining room with island and log burner
- Spacious living room with brick fireplace and additional log burner
- Further reception space including a garden room and separate dining room
- Three well-proportioned double bedrooms upstairs
- Generous rear garden with a stunning outlook backing onto private fishing lakes
- Rare combination of character, privacy and flexible accommodation in a village setting



Floor Plan

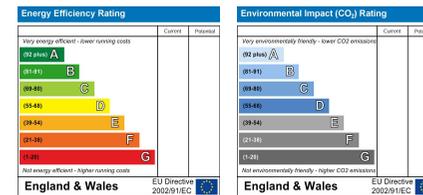


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 Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
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Viewing

Please contact Shepherds of Hertford on 01992 551955 if you wish to arrange a viewing appointment for this property or require further information.

Energy Performance Graph



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