



Bryan Bishop
and partners

New Hall Farm
Ware, SG12 7SD

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Summary

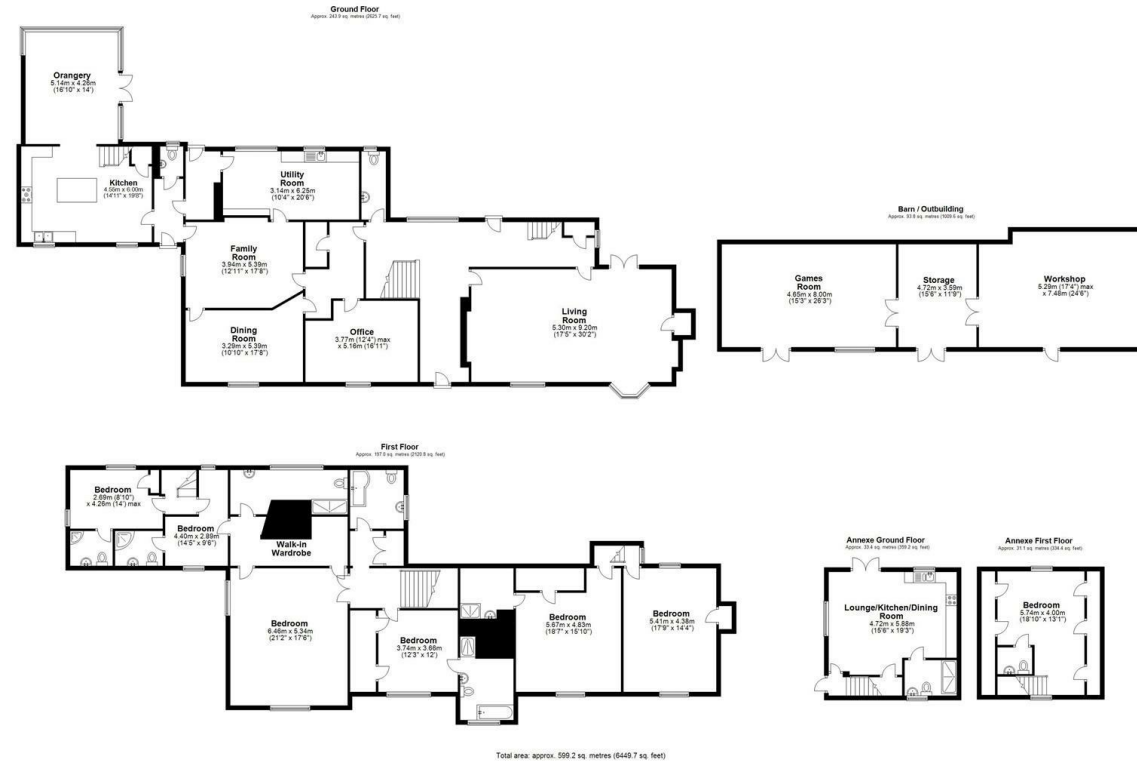
A sympathetically and extensively restored family residence, dating back to 1485 (battle of Bosworth and start of the Tudors) and providing extensive and flexible accommodation of substantial proportions. The home has been thoughtfully displayed, combining a high specification with the numerous character features of the original house.

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Set at the head of a private tree-lined drive and courtyard the property benefits from being in this quiet semi-rural setting yet has the peace of mind of having nearby neighbours and in no way feels isolated.

Enter via the spacious entrance hallway where you are met by an abundance of natural light and period features. The hugely impressive front aspect living/drawing room comprises of various exposed timbers, a red brick inglenook fireplace with wood burning stove and a secondary gas living flame effect wood burning stove. The west wing of the home also features a cloakroom/WC. An inner hallway leads through to the home's office, dining room and family room. The family room is a charming and cosy space with large red brick arched fireplace, wood burning stove and exposed timbers. The kitchen consists of an extensive range of base/eye level units, granite worktops, slate flooring, kitchen island and various integrated appliances. Adjacent to the kitchen, through a set of French doors is the orangery, where one can sit and enjoy the lovely gardens. An oak staircase leads to the first-floor landing, with doors to both bedrooms five and six each with their own en-suite. The kitchen is served by a separate utility room, pantry, and secondary cloakroom/WC. The ground floor of the home features primarily underfloor heating.





FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
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, mis-statement or use of data shown.





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