



Connells

Crouch Field Farm Wadesmill Road
Ware



Property Description

We are delighted to present this substantial and individually designed detached family home, offering an impressive 4,535 sq ft of flexible living space and set within a generous plot of approximately 0.8 acre. Nestled within picturesque countryside, the property enjoys a wonderfully private and tranquil position whilst remaining easily accessible to nearby towns and transport links.

The lower ground floor welcomes you into a grand entrance hall with a guest WC. This level also features a large snooker room, a well-equipped gym complete with its own sauna, a dedicated study and a generous guest bedroom, ideal for visiting family or older children wanting independence.

The first floor, which opens directly onto the main gardens, offers an excellent selection of living and dining spaces. There are two bright and well-proportioned living rooms, a spacious kitchen/diner designed for family life, a useful utility room and an additional guest WC.

The top floor hosts four comfortable double bedrooms, each enjoying elevated views over the grounds. The master and second bedrooms benefit from en-suite facilities, while the remaining bedrooms are served by a well-appointed family bathroom.

Outside, the property is approached via a gated private driveway providing extensive parking and access to a large double garage. The beautifully landscaped gardens wrap

around the home and feature wide sun terraces perfect for outdoor dining.

Entrance Hall

Doors to snooker room study and bedroom/sitting room

Cloakroom

Low level w/c, Wash hand basin.

Study

12' 2" x 5' 9" (3.71m x 1.75m)
Double glazed window to the rear

Snooker Room

24' 1" x 18' (7.34m x 5.49m)
Dual aspect to the rear and side, radiator, coving and fireplace

First Floor Accommodation

Sitting Room

20' 6" x 12' 7" (6.25m x 3.84m)
Double glazed dual aspect to front and side, log burner and radiator.

Living Room

24' 10" x 18' 1" (7.57m x 5.51m)
Double glazed door to rear and side, dual aspect window to rear and side, open fireplace, two radiators.

Kitchen

20' 1" x 17' 5" (6.12m x 5.31m)

Dual aspect to front and rear, radiator, integrated fridge, integrated double oven, space for dishwasher, cupboards at wall and base level, ceramic sink with mixer taps.

Utility Room

10' 4" x 9' 4" (3.15m x 2.84m)

Dual aspect to rear and side, door leading onto terrace.

Second Floor Accomodation

Bedroom 1

19' 6" x 17' 7" (5.94m x 5.36m)

Triple aspect to the front rear and side, two radiators

En Suite

Four piece suite comprising of panel enclosed bath, wash hand basin, shower cubicle, low level w/c, heated towel rail, double glazed window to the rear

Bedroom 2

14' 8" x 13' 9" (4.47m x 4.19m)

Double glazed window to the rear, fitted wardrobe, radiator.

En Suite

Three piece suite comprising of low level w/c, radiator, wash hand basin, panel enclosed bath, double glazed window to the side.

Bedroom 3

12' 4" x 10' 1" (3.76m x 3.07m)

Double glazed window to the rear, radiator.

Bedroom 4

12' 10" x 13' 9" (3.91m x 4.19m)

Double glazed windows to the front and side, radiator.

Bathroom

Double glazed window to the side, three piece suite comprising of low level w/c, enclosed shower, heated towel rail and wash hand basin.

Outside

Front Garden

Large driveway providing parking for multiple cars

Rear Garden

Wrap around range of mature shrubs, patio area, brick built Barbecue area, wood store, timber shed, two steps leading to the driveway.

Double Garage

21' 5" x 14' 6" (6.53m x 4.42m)

Light and power, served by two metal up and over doors,









Ground Floor



Second Floor



First Floor

Total floor area 370.2 m² (3,985 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Tenure: Freehold

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