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Chadwell Lodge, 45 Amwell End, Ware, SG12 9JE

Offers In Excess Of £1,000,000

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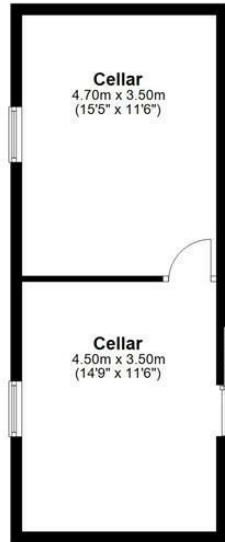
JONATHAN HUNT are delighted to offer this exceptional detached Grade II Listed mid-19th century stone-built home centrally located within a few minutes walk of Ware town centre and Station. This stunning home offers deceptively spacious and versatile accommodation, offering a wealth of beautifully preserved original features with high-quality contemporary finishes. The accommodation is arranged over three floors to include a useful twin room basement, a impressive entrance hall, dual-aspect living room, generous formal dining room, dedicated study ideal for home working, downstairs WC, spacious family room opening into a superbly fitted bespoke kitchen with direct access to the gardens. The first floor offers four double bedrooms, three bathrooms including two En-suite shower rooms and a walk-in wardrobe to the principal bedroom. The property is rich in period detail, including feature fireplaces in most rooms, ornate coving, picture rails, high ceilings, stripped wood flooring, attractive tiled flooring, statement windows, and original working shutters. Externally the property benefits from a mature walled garden as well as a gated gravel driveway providing off-street parking.



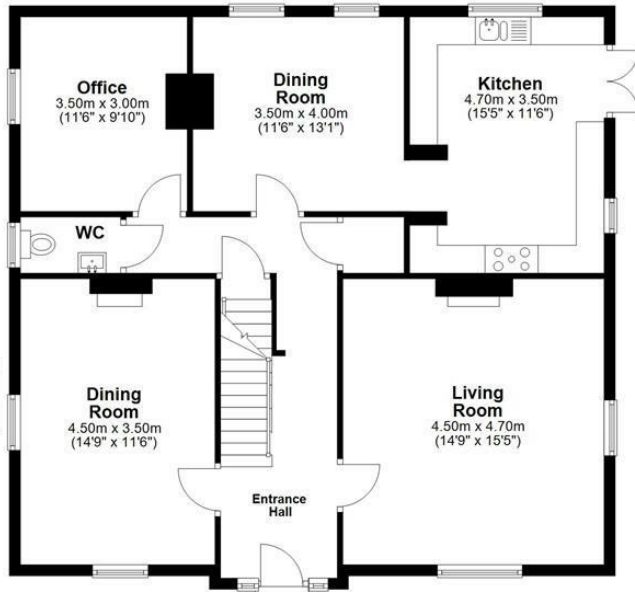




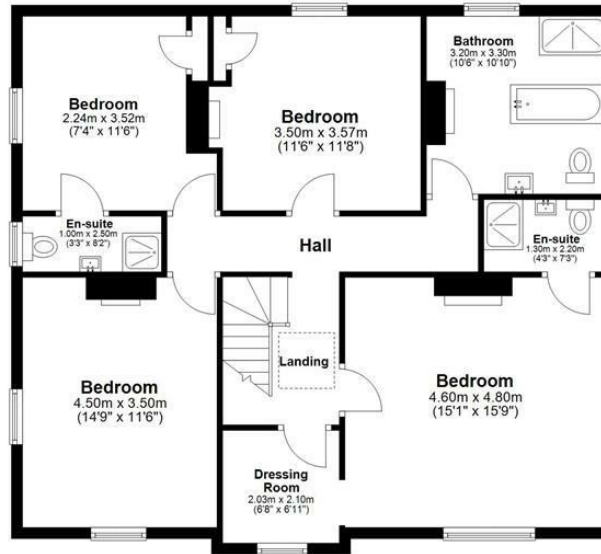
Basement
Approx. 32.6 sq. metres (350.4 sq. feet)



Ground Floor
Approx. 105.0 sq. metres (1130.3 sq. feet)



First Floor
Approx. 96.5 sq. metres (1038.6 sq. feet)



Total area: approx. 234.1 sq. metres (2519.3 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Chadwell Lodge

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(82 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC