

The Clock House, Colliers End, Nr Ware
SG11 1EN
Offers In Excess Of £1,500,000

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The Clock House Colliers End, Nr Ware, Herts, SG11 1EN

Steven Oates are delighted to present this exceptional individually built detached home, constructed by the current owners in 2023 and extending to approximately 5371sq ft of versatile accommodation. Offering an exciting opportunity to acquire a substantial contemporary home, this impressive property combines exceptional living space with the rare chance to complete the remaining works and create a truly bespoke family residence tailored to your own style and specification. The thoughtfully designed ground floor centres around a spectacular 45ft open-plan kitchen, breakfast and family room, providing the perfect space for modern family life and entertaining. A grand entrance hall leads to a range of versatile reception rooms, including a generous studio, an impressive playroom and a separate home office. A cloakroom and utility area complete the ground floor. The first floor continues to impress with a stunning principal bedroom suite featuring a vaulted ceiling, dressing area, luxurious en-suite bathroom with a freestanding bath and a Juliet balcony enjoying far-reaching countryside views. Two further spacious double bedrooms have been designed with provision for en-suite bathrooms, giving the new owners the opportunity to complete these spaces to their own taste and requirements. An additional reception room with an adjoining en-suite offers further flexibility and could easily serve as a guest suite, fourth bedroom, cinema room or additional living space. Externally, the property benefits from a substantial detached garage with a large basement level, providing excellent storage and exciting potential for a home gym, workshop, games room or other ancillary accommodation, subject to any necessary consents. While the property requires the completion of some internal finishing works, this should be viewed as one of its greatest strengths.

The clock house is located within the charming village of Colliers End, just a few miles north of Ware. Surrounded by open countryside, it offers a tranquil and idyllic rural lifestyle while remaining exceptionally well-connected. Both Ware and Hertford are approximately 5 miles away, providing easy access to a wide range of amenities, shopping, and transport links, including rail services into London. Closer to home, the larger village of Standon offers a selection of shops including a village store, bakers, butchers, to name a few. There is also an excellent range of state and independent schools for all age groups. Notably, St Edmund's College, a prestigious independent school, is just a stone's throw from the property. This is a rare opportunity to enjoy peaceful countryside living without compromising on connectivity or convenience.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY

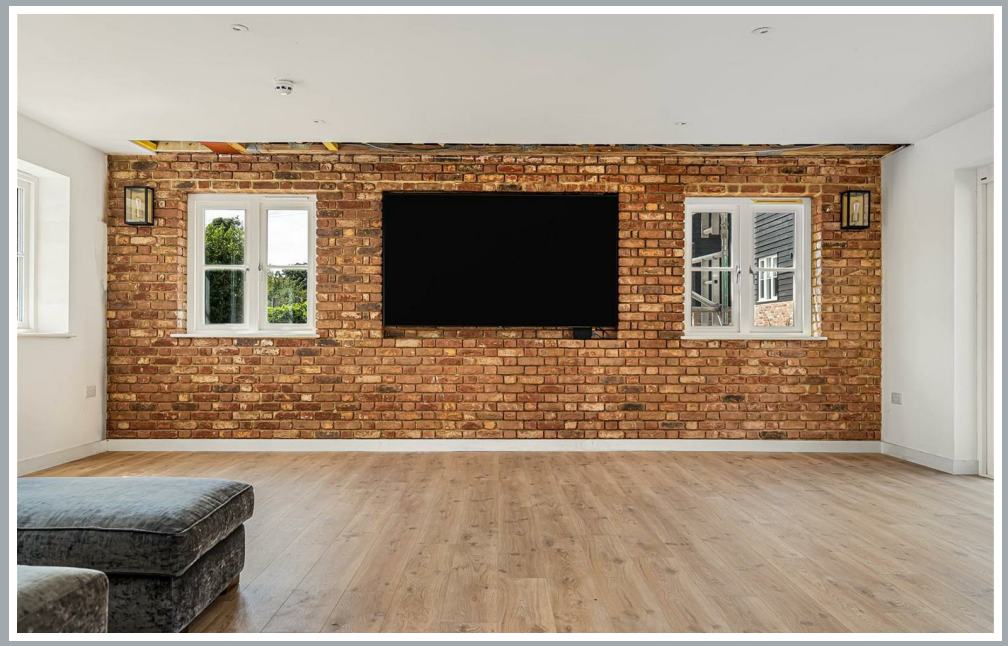








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Approximate Gross Internal Area 5371 sq ft - 499 sq m
(Excluding Garage)
Ground Floor Area 2872 sq ft – 267 sq m
First Floor Area 2499 sq ft – 232 sq m
Garage Basement Area 425 sq ft – 39 sq m
Garage Ground Floor Area 425 sq ft – 39 sq m



PINKPLAN

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.

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