

1 Court Lodge, The Bourne

Ware

Guide Price £950,000

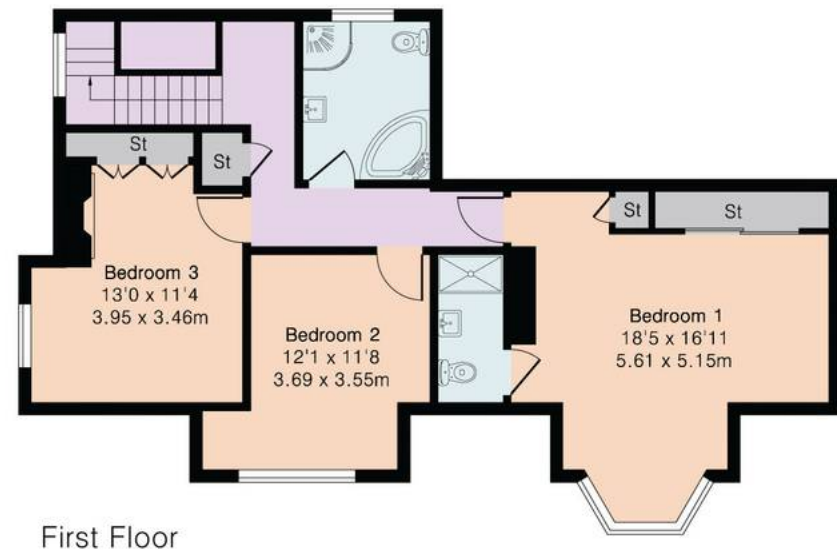
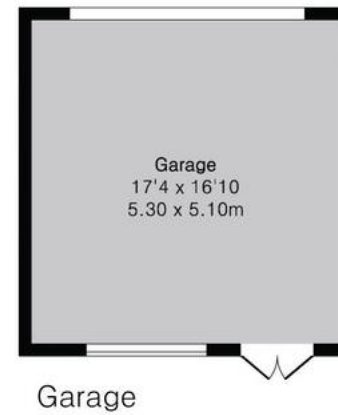


**Approximate Gross Internal Area 2063 sq ft - 192 sq m
(Excluding Garage)**

Ground Floor Area 1323 sq ft – 123 sq m

First Floor Area 740 sq ft – 69 sq m

Garage Area 291 sq ft – 27 sq m







1 Court Lodge

The Bourne, Ware

1 Court Lodge is a truly exceptional three-bedroom period home, forming the impressive east wing of an imposing Edwardian residence and occupying a wonderfully private position in the heart of Ware.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Exceptional Three-Bedroom Edwardian Home
- Approximately 2,063 Sq Ft of Accommodation
- Beautifully Extended and Comprehensively Improved
- Spectacular Kitchen, Breakfast and Family Room
- Impressive 25ft Principal Reception Room
- Three Generous Double Bedrooms
- Versatile Second Reception Room/Home Office
- Secluded and Established Walled Gardens
- Detached Double Garage and Additional Parking
- Moments from Ware Town Centre and Mainline Station





Morgan Alexander

Morgan Alexander Estates, 40 Castle Street – SG14 1HH

01992 248028 • info@morgan-alexander.co.uk • www.morgan-alexander.co.uk

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