



Rowney Cottage  
Rowney Lane | Dane End | Ware | SG12 0JY

# STEP INSIDE

## Rowney Cottage

As soon as you step into the welcoming and spacious hallway the feeling of space and character on offer is immediately evident. The stairs rise up to the first floor and arched doorways lead into the principal rooms. The sitting room is spacious and cosy with a large fireplace and wood burning stove. There are ceiling timbers, Amtico wood strip effect flooring and window to the side aspect. Double doors open into the garden room/conservatory at the rear of the house that opens onto the garden.

The dining room is a particularly good size with fireplace, Amtico wood strip effect flooring and exposed ceiling timbers. A great room in which to entertain. The kitchen/breakfast room is attractively fitted in a contemporary style with an extensive range of wall and base units with corian worktops and integrated appliances including twin ovens, induction hob with cooker hood over, fridge, freezer and dishwasher.

There are exposed timbers and windows enjoying a south westerly aspect that floods the room with light. There are doors opening to the front and to the rear of the house. Leading off the kitchen is a small lobby off which is a shower/cloakroom off and a door into the fourth bedroom/study. A really flexible room for those working from home, for use as a bedroom or an ideal playroom. In addition, there is also a useful utility/laundry room.

Moving upstairs one finds a bright and spacious landing with a useful range of fitted wardrobes/cupboards. The principal bedroom benefits from a double aspect with doors opening onto the Juliet balcony with far reaching views over the surrounding countryside. There are two further good size upstairs bedrooms both enjoying a fine outlook over the garden and countryside. The large family bathroom has a roll top bath, separate shower cubicle, WC and bidet.









# STEP OUTSIDE

## Rowney Cottage

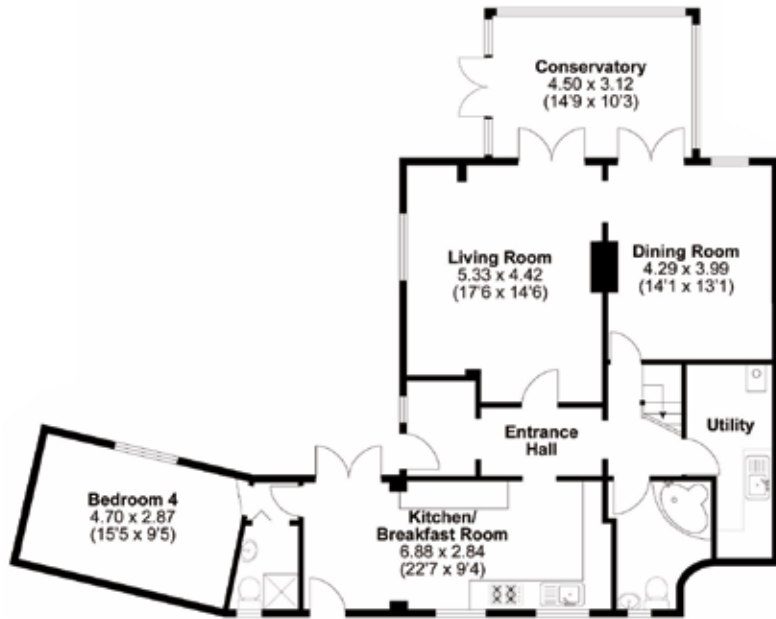
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Rowney Cottage is set behind electric 5 bar gates which lead to the driveway that provides ample car parking. The garden is an excellent size with the plot measuring in at just under 0.2 acres, large mature trees are situated at the back of the garden with mature bushes and shrubs lining the sides. The outbuilding is vast, offering over 860 square feet of superb accommodation including the indoor swimming pool, open plan annexe area, 2 x toilet and showers along with sauna and an additional garden room. This accommodation is ideal for multi generational living, to be set up to work from home or having as a large home gym, many possibilities.

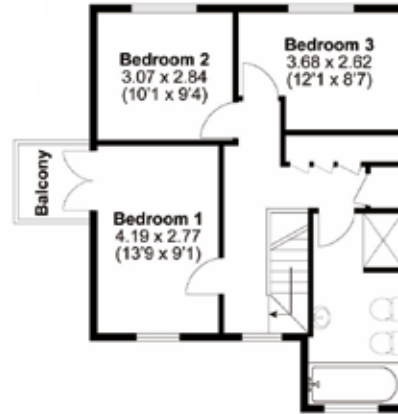
### Location

Situated on the fringe of the small hamlet of Sacombe, enjoying an idyllic semi rural setting overlooking rolling countryside yet only two miles from the neighbouring villages of High Cross and Dane End. The pretty riverside market towns of Hertford and Ware are within a few minutes drive and provide more extensive amenities with numerous and varied shops, restaurants and bars together with rail connections into London. Education is well served in the surrounding area with numerous private primary and secondary schools, including Heathmount, Duncombe, St Edmunds College and Haileybury. The area is also well know for its first class state education.

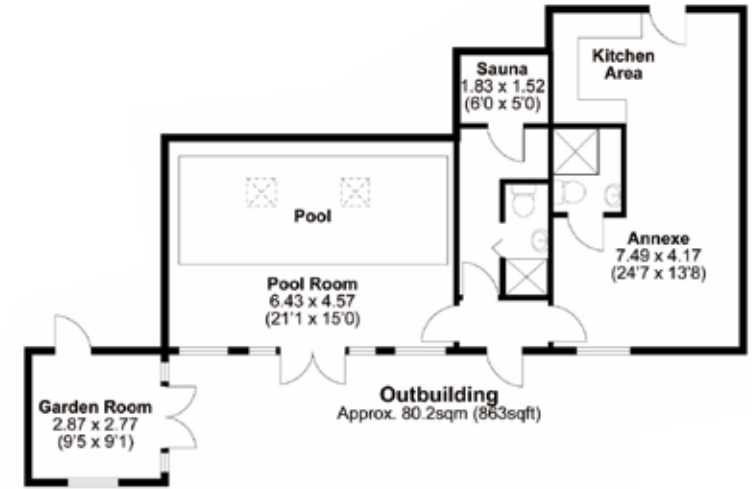




**Ground Floor**  
Approx. 120.6sqm (1298sqft)



**First Floor**  
Approx. 54.5sqm (586sqft)



**Outbuilding**  
Approx. 80.2sqm (863sqft)



**TOTAL FLOOR AREA: 2747 sq.ft. (255.3 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 10880001 Registered Office: The Elms, Aspenden, Buntingford, Hertfordshire, England, SG9 9PG. Printed xxx.2026



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