



21, Brewery Yard, Watton Road, Ware  
SG12 0GF

Price Guide £550,000



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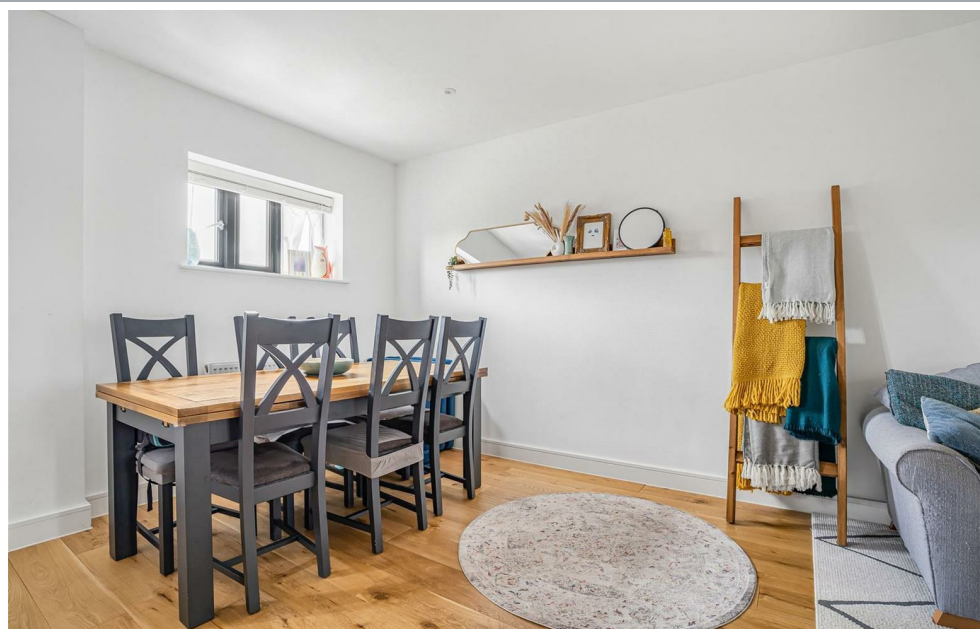
## 21 Brewery Yard, Watton Road, Ware, Herts, SG12 0GF

Arranged over three floors and extending to approximately 1,637 sq ft, this stylish and versatile home offers exceptionally well-proportioned accommodation, thoughtfully designed for modern living. The ground floor features a spacious entrance hall with stairs rising to the first floor, a generous garage, a well-proportioned second bedroom with its own en-suite shower room, and a separate lobby area, currently utilised as a home gym. The first floor forms the impressive heart of the home, centred around a superb 26ft open-plan living, dining and kitchen area. The contemporary kitchen is fitted with a range of modern units and integrated appliances, creating a stylish and practical space for both everyday living and entertaining. This floor also provides access to the third bedroom, which could equally lend itself to use as a home office or study, and benefits from its own en-suite bathroom. A striking double-height void allows an abundance of natural light to flood into the living space, further enhancing the impressive sense of volume and openness. Occupying the entire second floor, the impressive principal bedroom features a luxurious en-suite shower room, fitted wardrobes and additional storage, together with direct access to a beautiful private terrace – an ideal space for relaxing or entertaining. Externally, the property benefits from private parking, a generous integral garage and additional visitor parking, all situated within this secure gated development.

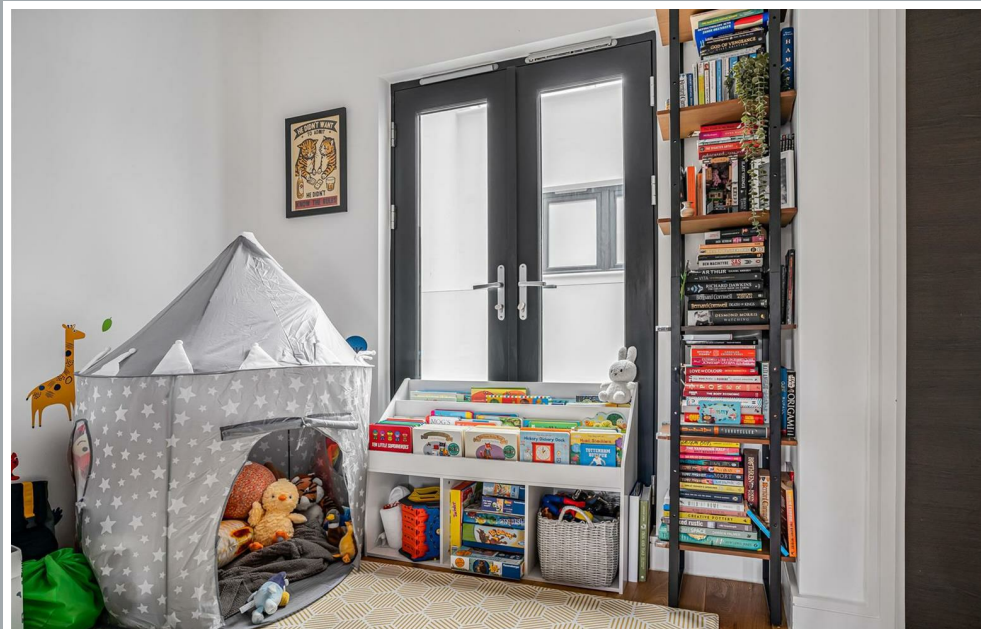
Brewery Yard is a distinctive development located on Watton Road in the historic market town of Ware, Hertfordshire. Blending contemporary architecture with the town's rich brewing heritage, the scheme offers a vibrant destination for modern living. Positioned within easy reach of Ware town centre and mainline station, Brewery Yard benefits from excellent connectivity while retaining the charm and character of its riverside surroundings.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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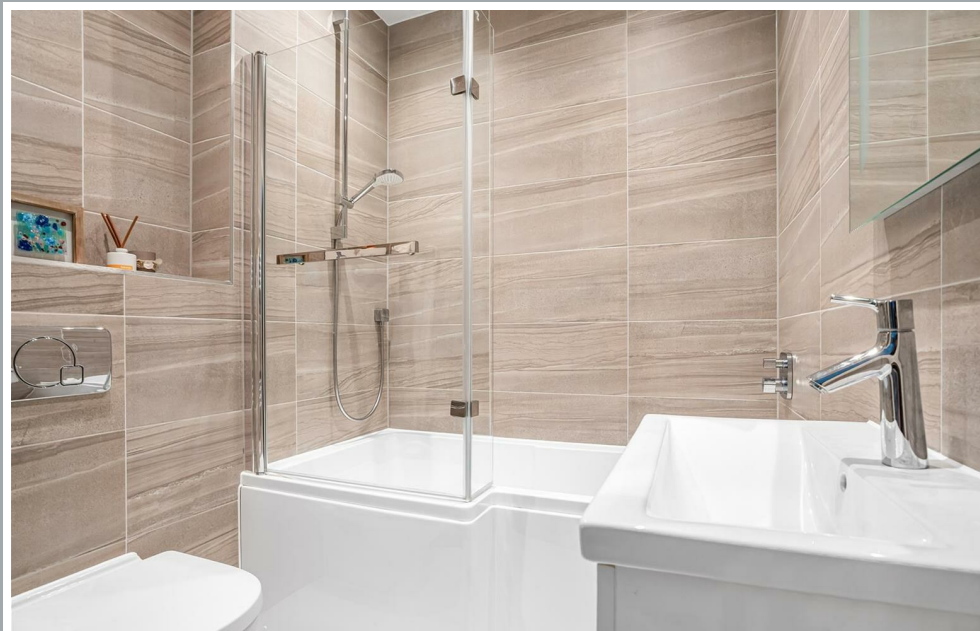
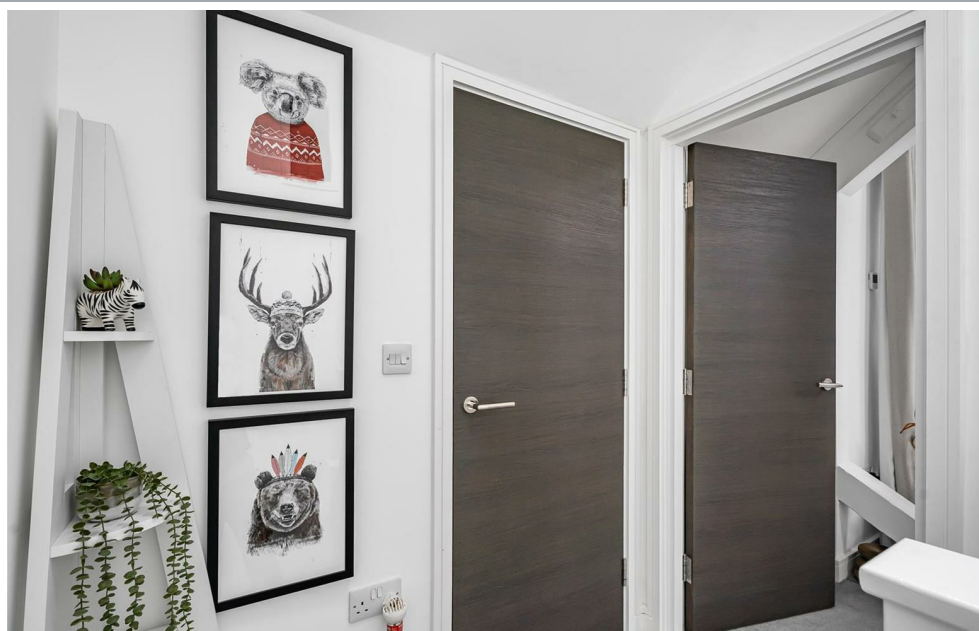


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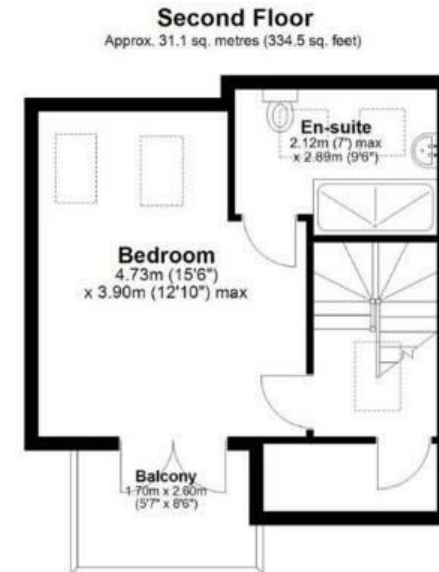
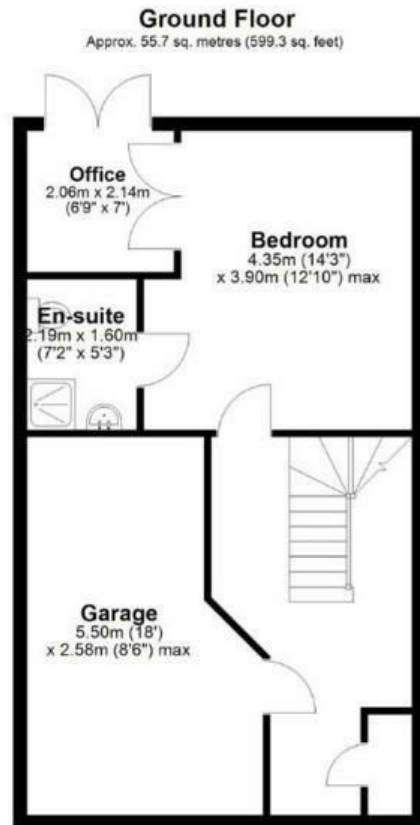
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**Total area: approx. 139.3 sq. metres (1637 sq. feet)**

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**Brewery Yard**

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