



Steven Oates are pleased to offer for rent this beautiful five-bedroom, Victorian Farmhouse, surrounded by the prettiest of views in the peaceful rural countryside. The property is finished to an exceptionally high standard, providing generous accommodation, character and flexibility, while remaining conveniently located to Ware town centre and its mainline railway station.

This stunning property features five double bedrooms, two bathrooms, newly fitted kitchen and utility room, three spacious reception rooms and cellar. The Farmhouse has substantial gardens to the front and rear, ample off-road parking and additional outside storage. The property is offered unfurnished and available immediately. Viewing is highly recommended!







**Approximate Gross Internal Area 2641 sq ft - 246 sq m
(Excluding Outbuilding)**

Cellar Area 201 sq ft - 19 sq m
Ground Floor Area 1366 sq ft - 127 sq m
First Floor Area 1074 sq ft - 100 sq m
Outbuilding Area 318 sq ft - 30 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



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.





Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only intended as a general guide to the property. Measurements and distances are approximate. These particulars do not form part of any offer or contract. If there are important matters that are likely to affect your decision to buy, please contact us before viewing the property. Please note that we have not tested the services, equipment or appliances in this property, accordingly, we advise prospective buyers to commission their own survey or service reports before finalising any offer to purchase.