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ESTATE AGENTS

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Large Detached House on 1.5 Acre Plot

Unique Opportunity, Modernisation Needed

Large Courtyard With OutBuildings and Triple Garage

Elevated House with Views over Hertfordshire

Swimming Pool in Need of Updating

Lovely Village with Station



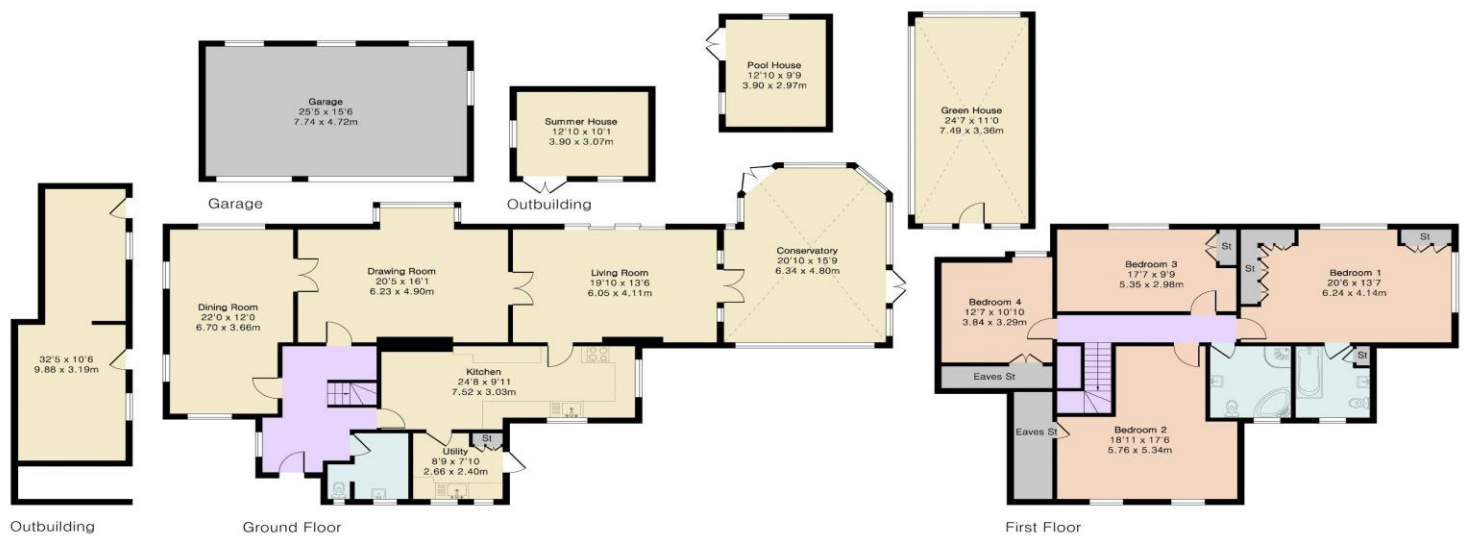
Little Netherfield Roydon Road
Ware, SG12 8JR

Offers in Excess of
£1,100,000

Thomas Childs & Co are delighted to present this unique opportunity to acquire Little Netherfield in Stanstead Abbots. Open Day * By Appointment Only * Saturday 30th May This much-loved family home has been owned and cherished by the same family for over 40 years and now offers new owners the chance to modernise and create an exceptional long-term residence. Extending to over 2,750 sq ft, the substantial detached property offers generous and versatile accommodation throughout. The ground floor comprises four spacious reception rooms, a large entrance hall, cloakroom/W.C., utility room, and a traditional farmhouse-style kitchen/breakfast room. To the first floor are four well-proportioned bedrooms and two bathrooms. While the property would benefit from updating, it provides an outstanding footprint and enormous potential to create a superb contemporary family home. Occupying approximately 1.5 acres, the outside space is equally impressive. The property features a large courtyard providing ample parking, several outbuildings, a triple garage, and a charming greenhouse. The principal garden is set within attractive walled grounds and includes a swimming pool and pool house, both requiring refurbishment but offering fantastic potential once restored. In addition, there is a substantial further parcel of land which is to the side of the garden and included in the sale. An internal viewing is highly recommended to fully appreciate the character, setting, and potential of this rare opportunity. Offered chain free.

**Approximate Gross Internal Area 2750 sq ft - 256 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 1654 sq ft – 154 sq m
 First Floor Area 1096 sq ft – 102 sq m
 Garage Area 393 sq ft – 37 sq m
 Outbuilding Area 821 sq ft – 76 sq m



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.



MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.