



SIMPLY HOMES

Eleanors Close
Ware SG12 0RA

Price Guide £900,000





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Summary:

Simply Homes are delighted to bring to the market this fabulous detached four bedroom, two bathroom family home in the charming village of Thundridge, just half a mile north of the bustling market town of Ware. This spacious property enjoys an enviable location along a quiet residential cul-de-sac within a tranquil woodland setting, yet is just on the outskirts of Ware which boasts a host of restaurants, pubs, bars and shops, including Tesco and Asda supermarkets, as well as a regular mainline train service into London, making this a straightforward commute if required. All four of the bedrooms are doubles in size, with a semi open plan ground floor that offers generous space in a flexible and adaptable layout that is ideally suited to modern family life.

Accommodation:

The pretty front door, with patterned stained glass inset windows, opens into a smart entrance hall that is well lit by the front facing window on the upper hallway above the decoratively turned staircase. The hallway runs back through the house offering an extended sightline that flows through into the substantial living room at the far end, passing doors along the way that open into the kitchen, office/study and a well placed guest cloakroom. There is a lovely free flow to this property, with the rooms all connecting separately to each other as well as linking directly with the central entrance hall, making every room fully usable during day to day family life, and really showing the strength of the layout when entertaining guests.

The kitchen faces the front of the house and is a large room that is blessed with high levels of natural daylight thanks to no less than four separate windows arranged across two different aspects, boosted even further by two fabulous Velux roof lights set into the ceiling. The design and layout of the room creates a wonderful, welcoming space with views out across the rear garden to a natural wooded area and the open countryside beyond. The room is blessed with a comprehensive array of wall and floor mounted cabinets around the perimeter which ensure you will never run short of storage space or food preparation worktop area. Within the cabinets is a full complement of all the appliances you may need, including twin full size ovens, along with a designated space planned in for a free standing double width fridge/freezer. Despite the abundant cupboards around the outside walls, the room still has plenty of open floor space at its centre, meaning it would easily accept a stand alone island with a breakfast bar, or a free standing breakfast table for casual meals if you so wished.

A stylish set of doors that slide back into the wall cavity separate the kitchen from the adjacent dining room, which is linked open plan to the living room and office/study, but benefits from a clever layout that enables an easy segregation of the spaces as well as a seamless movement between them. The dining room, like the whole of this terrific house, maximises the light with two windows in two separate aspects and is comfortably large enough for a generous dining suite. Its position linked to the kitchen makes it an ideal dining area whatever the occasion, also benefiting as it does from the smooth transition through from the living room when entertaining family and friends.

The living room is a large and nicely balanced room, stretching to nearly twenty-three feet in length as well as enjoying a larger than average width. The room is blessed with three panel bi-fold doors to the rear as well as a pair of fully glazed French doors to the side, both allowing easy access to the rear garden as well as keeping the room light and bright throughout the day. The room offers more than ample space for multiple sofas and chairs, along with plenty of occasional furniture, with a modern flame effect fire set into a feature chimney breast presenting an attractive focal point as well as cosy winter warmth.

To the front of the living room is the office/study area, nicely lit by its own large window, and again enjoying a natural delineation from the living room yet with a seamless connection. Large enough to capably cover your work from home needs, this is also a space that highlights the terrific flexibility of this large property, as it could easily interchange with the dining room should you wish or indeed support you in one of any number of other roles. The strength of the whole layout is an unending flexibility and adaptability, meaning this home will continue to support your family's needs as they change and evolve over time.

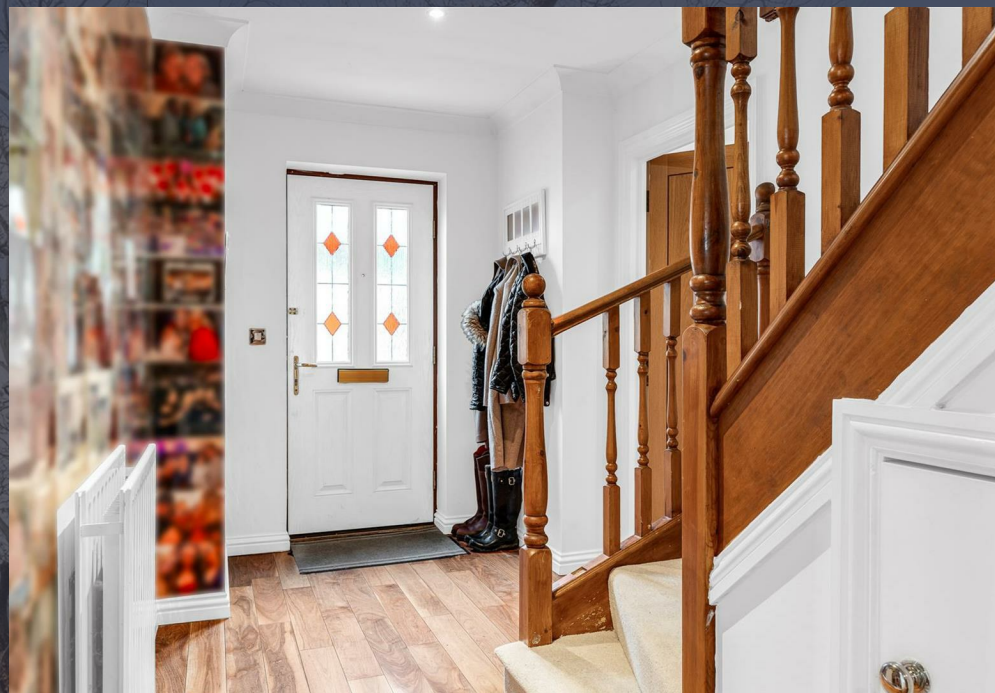
Upstairs there is a pretty galleried hallway that enjoys a spacious layout and a front facing window and leads to each of the four bedrooms and the family bathroom, which has a 'P' shaped bath with a shower attachment and screen above it. All of the bedrooms are doubles in size with three of them boasting fitted wardrobes. The principal bedroom is larger still and also benefits from a lovely en-suite shower room.

Exterior:

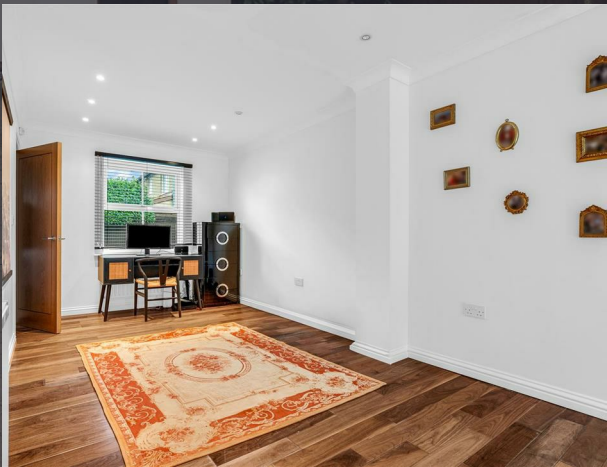
Set at the end of a quiet residential cul-de-sac, the house has a substantial block paved driveway that provides off-street parking for multiple cars as it leads to the detached garage, which has a useful separate pedestrian access, and a lovely deep flower bed in front of the house. There is convenient, secure gated access from the front through to the rear garden, which benefits from the corner plot situation as it flows around two sides of the house. A paved patio runs right around the perimeter of the house, neatly linking the many access points in the kitchen and living room, opening into a large space that is perfect for outdoor casual seating and dining furniture. The main garden area is a generous lawn, but it also enjoys a charming wooded area that slopes away to a delightful picnic spot below. The garden has a wonderful open aspect all around, surrounded by nature with some glorious elevated views out across the surrounding countryside.

Location:

Thundridge enjoys a fabulous position, the best of both worlds really, and has all the benefits of a quiet rural village, being fully bypassed by the modern A10 nearby, yet still has fantastic links by road and rail within easy reach. The market town of Ware is less than a mile away, easily walkable, with the county town of Hertford a few minutes by car. Both Ware and Hertford have mainline train stations that get you into central London in around 25 minutes, making it very commutable, along with shops, pubs, bars and restaurants too numerous to mention. The village has pubs and restaurants and is bordered by the famous golf, restaurant and hotel facilities at Hanbury Manor.







- Ground Floor -

Hallway

Cloakroom/WC

Office

8'8" x 9'11" (2.66 x 3.03m)

Living Room

16'0" x 22'6" (4.88 x 6.86m)

Dining Room

8'7" x 12'0" (2.63 x 3.67m)

Kitchen

15'1" x 12'3" (4.62 x 3.74m)

- First Floor -

Landing

Bedroom One

14'4" x 11'0" (4.38 x 3.37m)

En-suite

Bedroom Two

10'4" x 8'1" (3.17 x 2.48m)

Bedroom Three

8'10" x 9'9" (2.70 x 2.98m)

Bedroom Four

8'9" x 9'11" (2.68m x 3.03m)

Family Bathroom

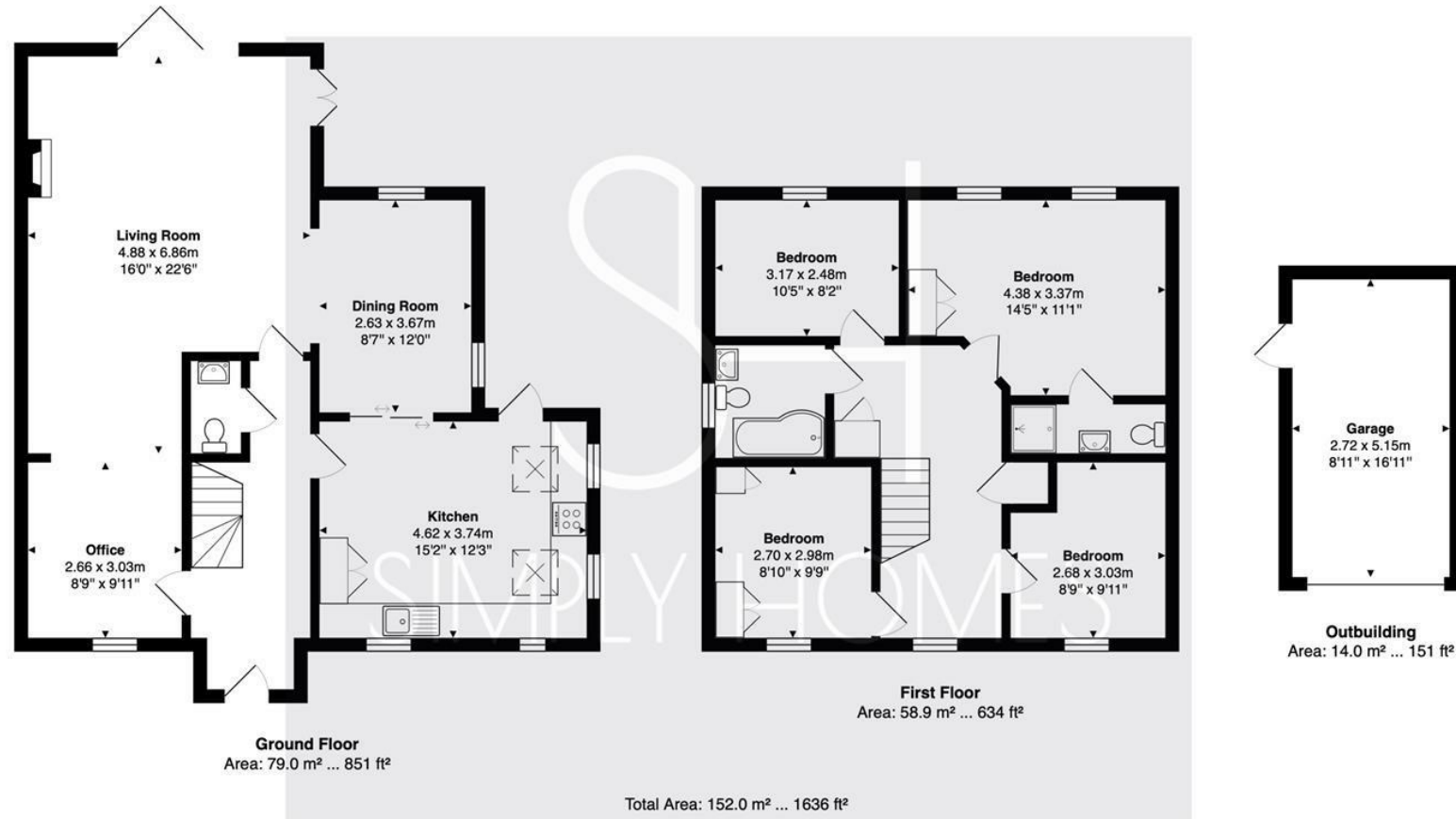
- Exterior -

Garage

8'11" x 16'10" (2.72 x 5.15m)













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