



3 Priory Farm Yard  
Widford | Ware | Hertfordshire | SG12 8FA

FINE & COUNTRY

No. 3 Priory Farm Yard is a beautifully presented two-bedroom semi-detached bungalow, nestled within a quiet cul-de-sac in the heart of the sought-after village of Widford, near Ware. Extending to approximately 1,154 sq. ft., the property offers generously proportioned accommodation finished to an exceptional standard throughout. At the heart of the home is a striking contemporary open-plan kitchen and living area, thoughtfully designed for modern living and entertaining. Bi-folding doors open seamlessly onto a private patio and adjoining lawned garden, creating an effortless indoor-outdoor flow. The property further benefits from two spacious double bedrooms, each enjoying its own stylish en-suite shower room and a well-appointed walk-in wardrobe. Additional features include two allocated parking spaces and a peaceful setting, while remaining within easy walking distance of local amenities and the village community. This superb home is ideally suited to couples, small families or downsizers seeking a tranquil yet well-connected location, with the vibrant market town of Ware just a short distance away.

#### Step inside

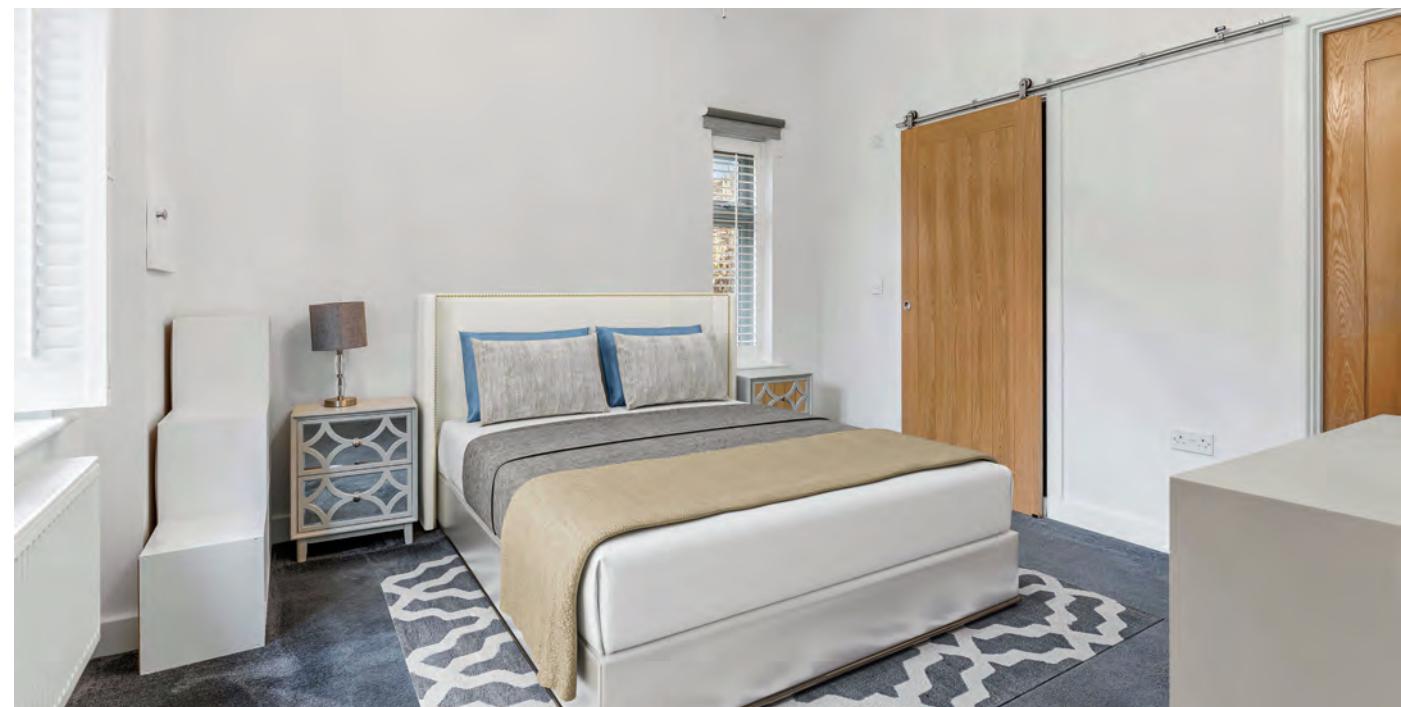
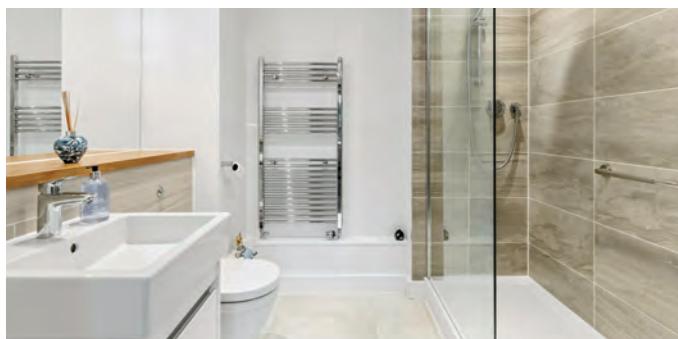
A warm and inviting home, built less than ten years ago, this stylish open-plan bungalow offers a wonderfully sociable and spacious environment, ideal for both everyday living and entertaining. Entering through the attractive barn style stable door, the contemporary kitchen is thoughtfully designed with integrated appliances, shaker-style wall and base units, and elegant light quartz worktops and splashbacks, all enhanced by ambient lighting. A substantial central island, complete with an inlaid sink, provides a versatile space for dining, working or relaxing while engaging with family and guests. Adjoining the kitchen is a generous utility room, offering additional storage, worktop space and a sink, along with housing for a washing machine, tumble dryer and fridge freezer if desired. This room also contains the wall-mounted gas-fired boiler, supplying heating and hot water to the home.

Returning to the main living space, attractive real wood flooring flows seamlessly through the dining and lounge areas. Large bi-folding doors allow natural light to pour in and open directly onto the patio, while a striking wood-burning stove adds warmth, character and a contemporary focal point. Beyond the lounge lies the second bedroom, a spacious double room with shuttered windows overlooking the patio. The room features soft carpeting, a radiator and an impressive full-height ceiling with a statement light fitting. The accompanying en-suite includes a double shower, and the walk-in wardrobe provides ample hanging space and room for additional storage. Back through the main living area, a practical cloakroom is positioned opposite the front door, ideal for guests. The principal bedroom is filled with natural light from shuttered windows to the front and an additional side window. Its en-suite bathroom is fitted with a walk in double shower, while the generous walk-in wardrobe offers a comfortable and well-appointed dressing area with excellent storage.









## Step outside

Priory Farm Yard is an exclusive development of six homes, constructed in 2017, which you pass on your approach to the bungalow. The property benefits from two allocated parking spaces positioned directly outside, while a gated entrance, established hedging and panelled fencing provide a high degree of privacy from the close. The well-maintained garden is attractively arranged with a combination of lawn and patio areas, complemented by mature trees that offer welcome shade. To the left, a generous expanse of lawn creates an open, peaceful setting, while a useful garden shed is tucked away in the far corner. A further patio seating area provides the perfect spot to enjoy sunny afternoons, with established hedging enhancing privacy from neighbouring properties and the road. An outside tap is conveniently located to the side of the property. Returning to the entrance path, a paved patio and small lawned section, divided by an attractive trellis, offer an additional outdoor entertaining space—ideal for al fresco dining. The garden is further enhanced by a charming summer house, providing a tranquil retreat in which to relax, read and enjoy views across the garden.

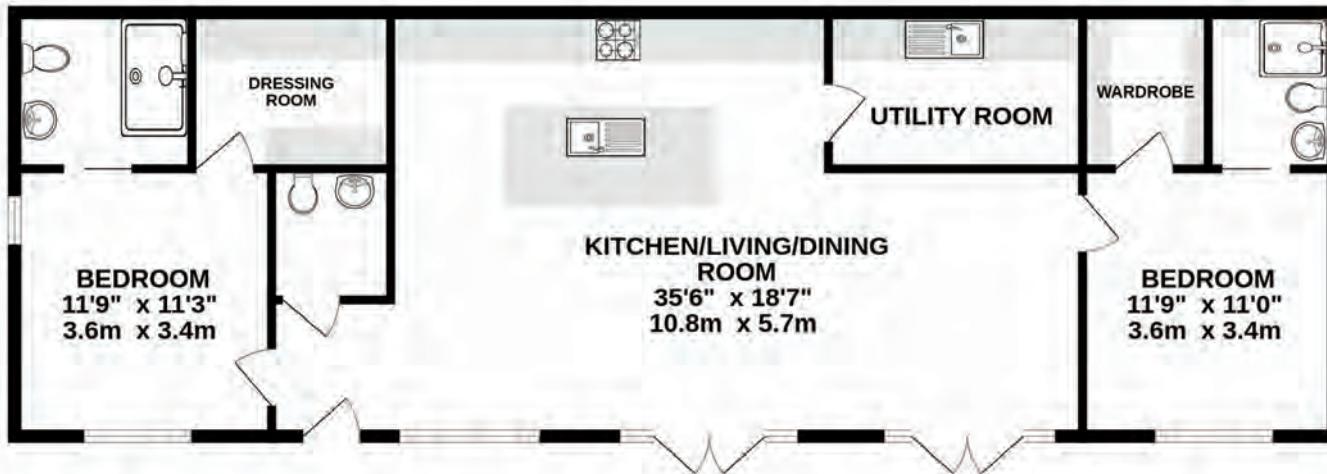
## Location

Widford is a desirable East Hertfordshire village that is well placed midway between Much Hadham and Hunsdon and neighbouring towns of Bishop's Stortford and Ware. For commuters, the property is 4.9 miles to Ware Station, 5.7 miles from Harlow Town Station and 7.5 miles to Bishops Stortford Station. Widford has a small primary school which is the pride of the village, and is at the heart of many community activities. The local area is surrounded by fantastic state and private schools; Hockerill Anglo European College and Bishops Stortford College in Bishop's Stortford, St Edmunds College in Ware and Haileybury in Hertford. Secondary state schools in Ware include the renowned Chauncy School and Presdales Girls School. Widford village has a recreation ground, an active cricket club and a village hall that hosts many community events. The closest pubs are in Hunsden and Much Hadham, and are easily walkable via footpaths.



GROUND FLOOR  
1074 sq.ft. (99.8 sq.m.) approx.

OUTBUILDING  
79 sq.ft. (7.4 sq.m.) approx.



TOTAL FLOOR AREA: 1154 sq.ft. (107.2 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.

Council Tax Band: E  
Tenure: Freehold  
EPC Exempt

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 07.01.2026



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