



Waterworks Cottage
Chapmore End | Nr Ware | Hertfordshire | SG12 0HB





A fine detached family home that has been the subject of extensive improvement and enlargement in recent years with great vision used to create a fabulous home that now provides flexible accommodation.

Step inside

The spacious hallway immediately impresses and is filled with natural light and enjoys underfloor heating. It has a contemporary feel with stairs that rise up to the first floor and doors into the living room and the separate dining room. The living room also has been completely remodelled in a contemporary style with bespoke fitted units, a tiled chimney breast with inset wood burning stove and the clever use of concealed lighting. Bi fold doors to the rear open onto the covered courtyard style patio area. The dining room is more traditional also with bespoke fitted units, windows to both the front and side and a concealed door that leads to a cloakroom. At the rear of the house one finds the dream kitchen/family room. A fantastic, very bright room with underfloor heating and fitted with an extensive range of wall and base units with a large island, integrated appliances, tiled floors, roof lights and glazed panels to the rear and full width bi fold doors to the side allowing one to open up the whole room into the covered patio/courtyard area.

Upstairs one finds three double bedrooms. The principal bedroom is a good size with fitted wardrobe, window to front with amazing views over the valley and enjoys a truly luxurious en suite shower room. There are two further double bedrooms, one with en suite wc. The spacious landing has built in cupboards/wardrobes and there is a family bathroom refitted with a luxurious suite including a separate shower cubicle and a roll top bath.













Step Outside

Overall the property occupies a plot of approximately one third of an acre that adjoins fields to one side and to the rear.

Approached off the Wadesmill Road through automatic gates that lead into the large driveway. There is extensive parking for numerous vehicles and twin carports, outside lighting and well stocked beds with numerous mature shrubs and trees. In addition there is a drive-through double length garage.

The rear garden has been designed for outside entertaining and adjoining the house is a large patio, much of which is covered extending the times one can sit outside during the year. Steps lead up to a very large raised patio, great for entertaining a host of family and friends. Beyond this patio the lawn extends with large water feature with pond and waterfall. For the keen gardener there is a greenhouse, workshop and studio room (almost completed but requiring internal finishing off).

General information

Local authority: East Herts DC. Council Tax Band:

Energy Rating: D

Oil Fired central heating, Private drainage, mains water and electricity.

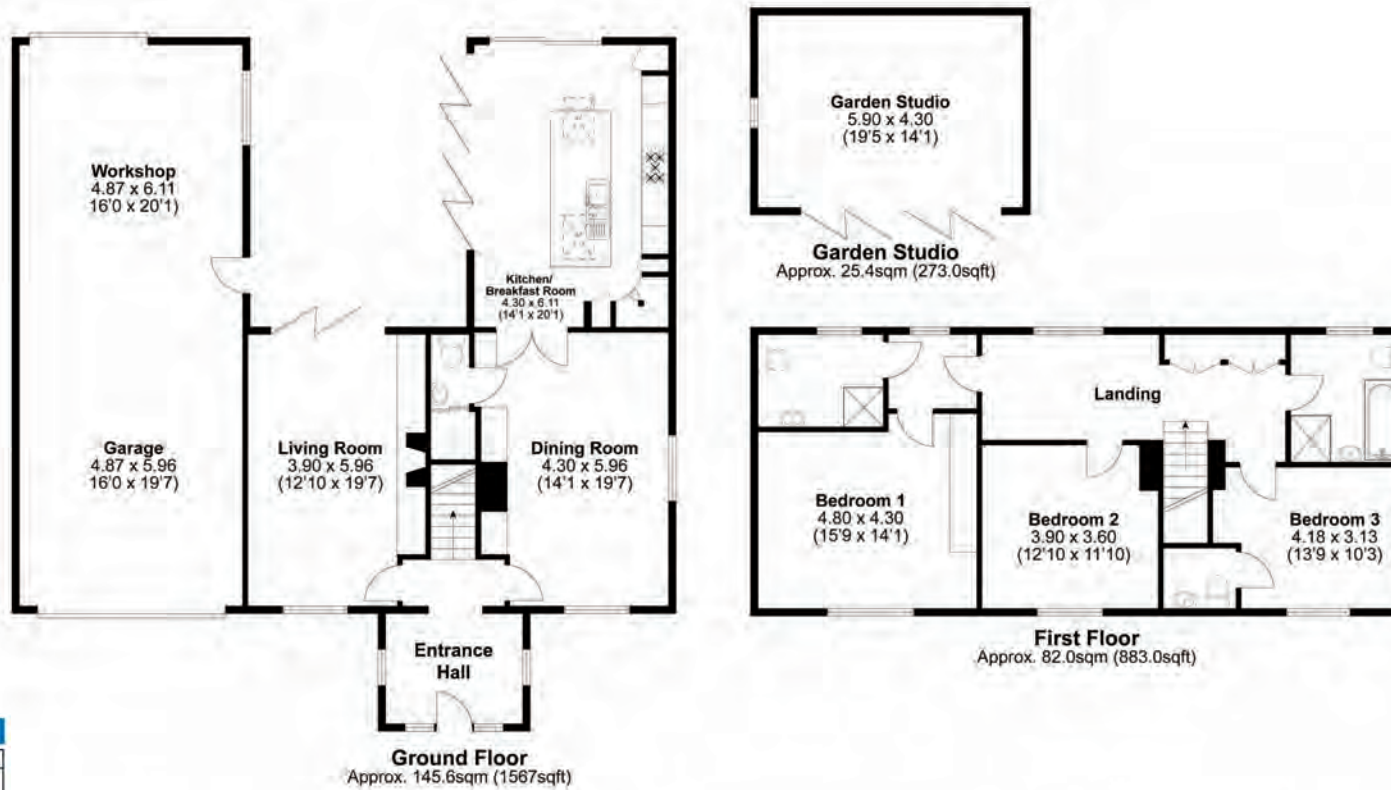


Location

Situated overlooking countryside just half a mile outside Bengeo, the property is perfectly placed for those wishing to be in a semi rural spot yet want to be close to town and all its facilities. Local shops and schools are found in Bengeo and Hertford also provides a vibrant town centre with many shops, cafes, restaurants and bars. Hertford North station serves London's Moorgate, Finsbury Park and Kings Cross whilst the East Station serves Tottenham Hale and Liverpool Street. Excellent schooling, both state and private is nearby as are many recreational amenities.



WATERWORKS COTTAGE



Council Tax Band: G
Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			80
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 2723 sq.ft. (253 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.



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