



Elliot Heath
ESTATE AGENTS

The Rowans, Westmill Road
In Excess of **£1,800,000**

The Rowans

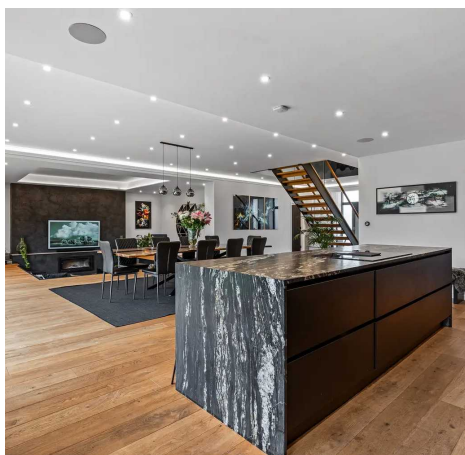
Westmill Road, Ware

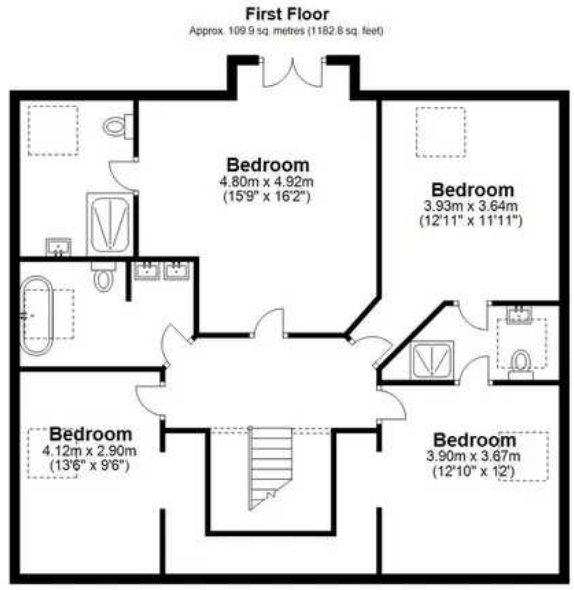
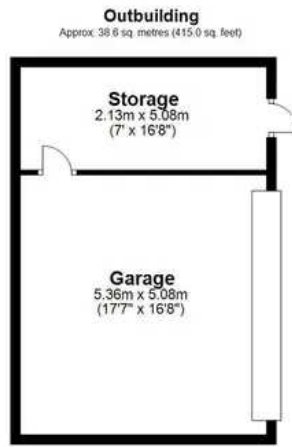
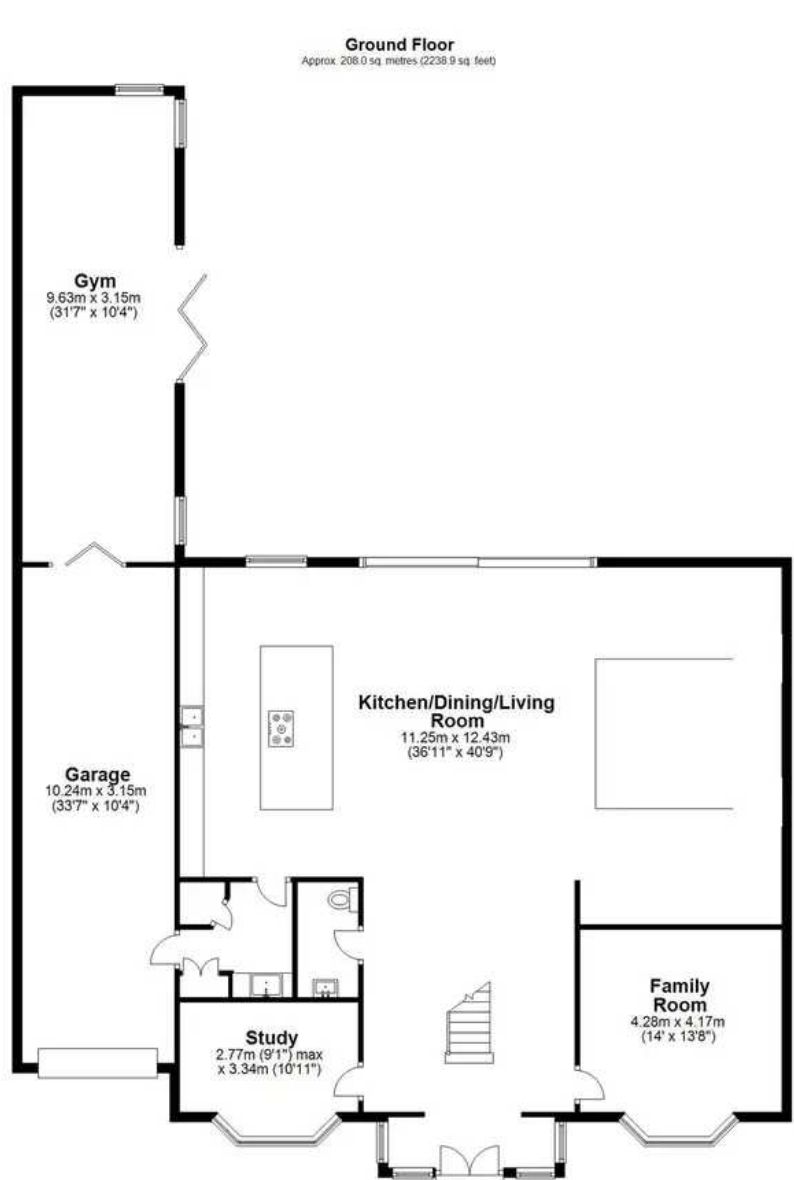
Exceptional eco-friendly 6-bed, 5-bath home in Ware/Hertford area. Unique design, stunning kitchen/living area, pool, gym, garages, annexe, landscaped garden. Gated, solar panels, underfloor heating, CCTV, surround sound. Close to amenities, offered chain-free. Call Elliot Heath on 01920 29333. Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





Total area: approx. 433.1 sq. metres (4662.2 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
 Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
 Property marketing provided by www.matthewkyle.co.uk

Accommodation

Double entrance doors giving access to:

Kitchen/Dining/Living Room

36' 11" x 40' 9" (11.25m x 12.42m)

An outstanding space opening onto the rear garden with central staircase giving access to the first floor landing, wood flooring, bespoke fully integrated kitchen with statement island, stairs to the sunken living area with an integrated log burner and a fibre optic ceiling. Doors to:

Family Room

14' 0" x 13' 8" (4.27m x 4.17m)

With double glazed bay window to front aspect, radiator, wood flooring.

Study

9' 1" x 10' 11" (2.77m x 3.33m)

With double glazed bay window to front aspect, radiator, fitted storage cupboards, wood flooring.

Utility

Fitted with a range of storage cupboards with appliance space, work surface with inset sink and drainer unit and door to the attached garage.

Downstairs WC

Fitted with a suite comprising wc and wash hand basin.

First Floor Landing

Galleried landing with doors to:

Bedroom One

15' 9" x 16' 2" (4.80m x 4.93m)

With double doors opening onto the Juliet balcony, wood flooring, radiator, door to:

En Suite Shower Room

With double glazed window to rear aspect. Fitted with a suite comprising walk in shower cubicle, vanity unit with inset wash hand basin, concealed cistern wc, tiled splash back areas, tiled flooring, radiator.



Bedroom Two

12' 10" x 12' 0" (3.91m x 3.66m)

With double glazed window to side aspect, fitted wardrobe cupboard, radiator door to:

Jack & Jill Shower Room

Accessed from both bedroom two and bedroom three. With double glazed window to side aspect. Fitted with a suite comprising walk in shower cubicle, vanity unit with inset wash hand basin, concealed cistern wc, tiled walls, tiled flooring, radiator.

Bedroom Three

12' 11" x 11' 11" (3.94m x 3.63m)

With double glazed window to rear aspect, radiator, door to Jack & Jill en suite shower room.

Bedroom Four

13' 6" x 9' 6" (4.11m x 2.90m)

With double glazed window to side aspect, radiator, fitted wardrobe cupboard.

Bathroom

With double glazed window to side aspect. Fitted with a suite comprising freestanding bath, concealed cistern wc, vanity unit with his & hers inset wash hand basins, tiled splash back areas, tiled flooring, radiator.

Detached Pool House/Annexe

With front entrance door giving access to the entrance hall with stairs rising to first floor landing doors to bedroom and shower room and open to the open plan kitchen living room with bi fold doors opening onto the rear garden. First Floor landing with access to bedroom/storage area.

Gym

Glazed with bi-fold doors to the rear garden, power and light connected, door to attached garage.





REAR GARDEN

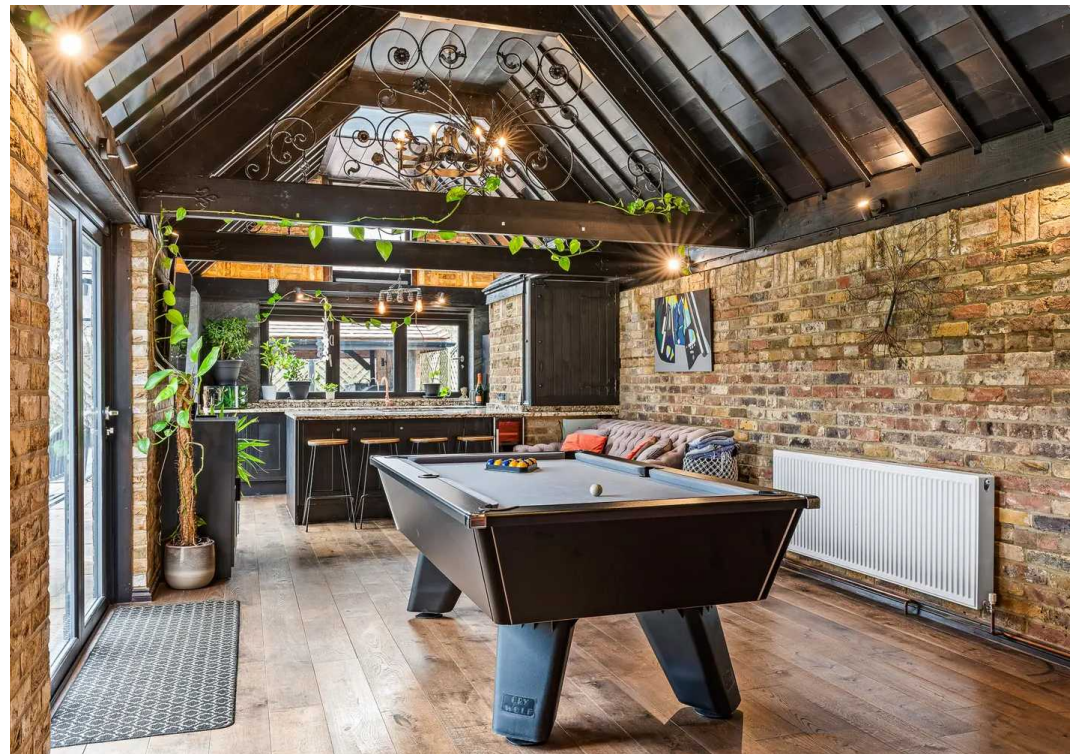
Beautifully landscaped entertainment area with heated swimming pool, outdoor kitchen and firepit.

GARAGE

10 Parking Spaces

Set behind private gates with plenty of parking to the front. Three garages provide ample space for vehicles and additional storage needs.







Elliot Heath Estate Agents

Elliot Heath Estate Agents, 7 Star Street - SG12 7AA

01920 29 33 33

hello@elliotheath.co.uk

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