



Elliot Heath
ESTATE AGENTS

The Coach House Ware Road, Widford

In Excess of **£1,250,000**

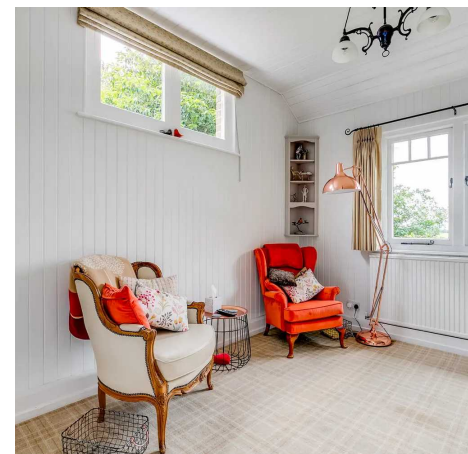
The Coach House Ware Road

Widford, Ware

Former coach house with stabling. Versatile accommodation with charm and character, includes detached annexe. Tranquil rural retreat near commercial centres. 2 reception rooms, kitchen/dining, 4 bedrooms, 2 bathrooms, WC. Close to shops, schools and transport links. Call 01920 293333.

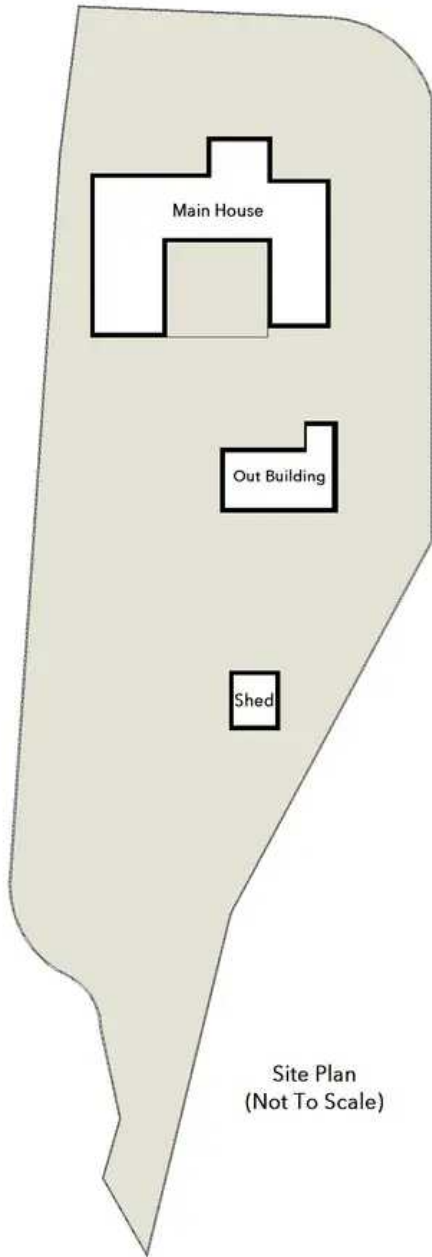
Council Tax band: G

Tenure: Freehold



Coach House,
Ware Road, SG12

Approximate Area = 219.43 sq m / 2362 sq ft
(Including Out Building & Shed)
Out Building = 33.91 sq m / 365 sq ft
Shed = 11.15 sq m / 120 sq ft



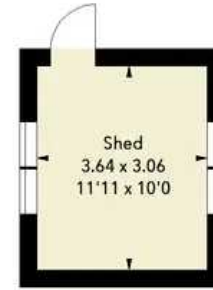
First Floor

Approx. 32.61 sq m / 351 sq ft



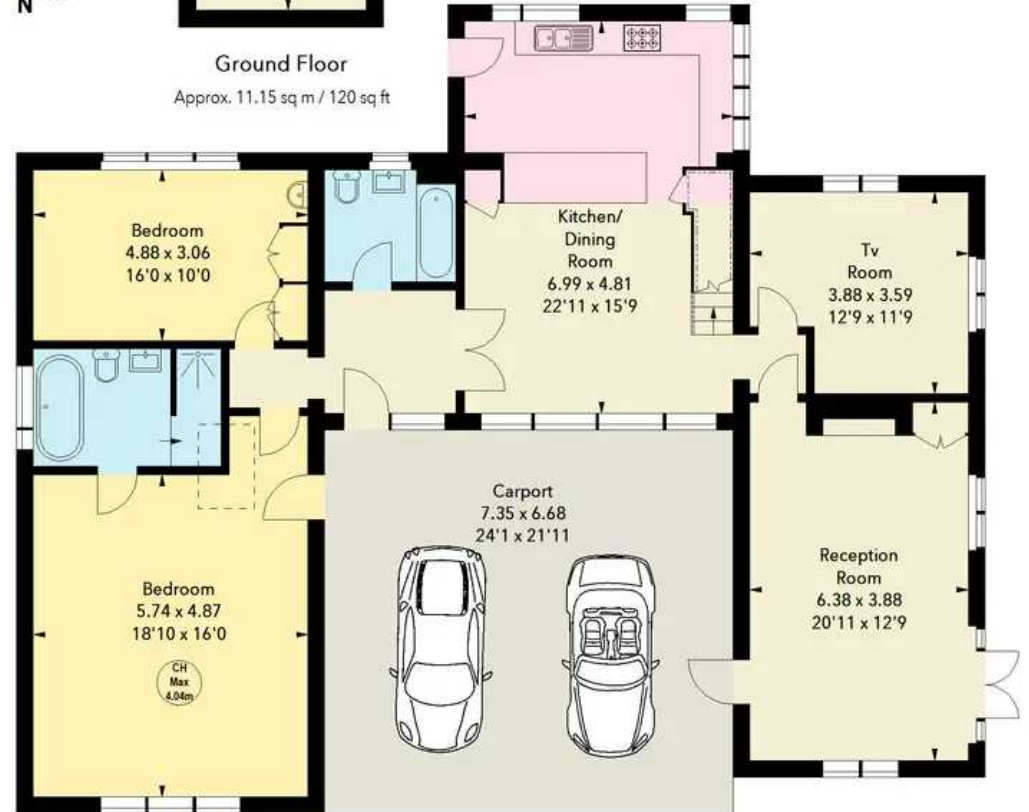
Ground Floor

Approx. 33.91 sq m / 365 sq ft



Ground Floor

Approx. 11.15 sq m / 120 sq ft



Ground Floor

Approx. 141.77 sq m / 1526 sq ft

Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
© Orange Tree Photography

Entrance Hall

With window and door to front aspect, tiled flooring, radiator, doors to:

Bathroom

With window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath, pedestal wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, radiator.

Kitchen/Dining Room

22' 11" x 15' 9" (6.99m x 4.80m)

Triple aspect with windows to front, side and rear aspect together with a door to outside. Fitted with a range of wall and base storage units with work surfaces over incorporating a Butler style double sink and drainer unit, space for Aga with extractor over, space for American style fridge/freezer, integrated appliances, tiled splash back areas, tiled flooring, built in storage cupboard, stairs rising to first floor landing, radiator, under floor heating, tongue and groove panelling, doors to:

Reception Room

20' 11" x 12' 9" (6.38m x 3.89m)

Dual aspect room with windows and double doors to front and side aspect, tongue and groove panelling, feature fireplace, built in storage cupboard.

TV Room

12' 9" x 11' 9" (3.89m x 3.58m)

Dual aspect with windows to side and rear aspect, tongue and groove panelling, radiator.

Bedroom One

18' 10" x 16' 0" (5.74m x 4.88m)

With window to front aspect, skylight window and door to outside, radiator, vaulted ceiling, tongue and groove panelling, mezzanine area with open balustrade, door to:



En Suite Bathroom

With window to side aspect with obscure glass. Fitted with a suite comprising freestanding claw and ball bath, separate walk in shower room, pedestal wash hand basin, concealed cistern wc, fully tiled, chrome heated towel rail.

Bedroom Two

16' 0" x 10' 0" (4.88m x 3.05m)

With windows to rear aspect, two radiators, built in wardrobe cupboards, vanity unit with inset wash hand basin, tongue and groove panelling.

First Floor Landing

With windows to rear aspect, doors to:

Bedroom Three

14' 6" x 11' 11" (4.42m x 3.63m)

Dual aspect with window to rear and side aspect, radiator, built in wardrobe cupboards, panelling.

Bedroom Four

11' 8" x 11' 1" (3.56m x 3.38m)

Dual aspect with windows to rear and side aspect, radiator, tongue and groove panelling, built in wardrobe cupboards

Separate WC

With window to rear aspect. Fitted with a suite comprising wc, wash hand basin, radiator.

Detached Annexe

Comprising: Kitchen/Reception Room 13'3 x 9'8, Bedroom 12'4 x 9'8, En Suite Shower Room, Outside Store





GARDEN

Set within beautiful gardens that adjoin open farmland that wrap around the property. Predominantly laid to lawn and heavily stocked with mature shrubs and plants, large timber shed.

CAR PORT

6 Parking Spaces

With generous gated gravel driveway to the front leading to the carport.







Elliot Heath Estate Agents

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