



SIMPLY HOMES

Ware Road
Widford SG12 8RL

Price Guide £950,000





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Summary:

Simply Homes are delighted to bring to the market this beautiful four bedroom, three bathroom bungalow in the charming Hertfordshire village of Widford. This delightful property is simply bursting with elegance, style and sophistication, employing inspired design to bring perfectly proportioned living space alongside some unusual and fabulously creative features. All of the bedrooms and the family bathroom are intelligently located in a private wing of the house, with a guest cloakroom accessible from the main hallway perfectly placed for family and visitors. The house sits unobtrusively within the glorious countryside that surrounds it, with the clever layout making the absolute best of the stunning views across the arable farmland to the rear and on to the distant woodland beyond. Glazed double doors open directly into the rear garden from two of the bedrooms and the lounge, whilst the fabulous kitchen/dining/family room opens out onto the rear patio through a huge set of four panel folding doors.

Accommodation:

This is an extremely attractive and appealing property, exhibiting throughout the premium quality design, materials and craftsmanship that have clearly been invested in it, and this begins as one approaches from the roadside. A neat entrance welcomes you into the large expanse of driveway with parking for a great many cars, that sweeps around the lawn across the full frontage of the property. Square cut hedges and decorative fencing enclose the substantial front grounds, which boast a nice lawn, neat flower borders across the front of the house and a painted garden shed.

Set into a decorative timber supported porch with solid tiled roof, the solid wood front door opens into a light bright entrance hall with an appealing line of sight through the glazed double doors into the lounge, and on into the garden beyond. From here the hallway runs left past the conveniently placed guest cloakroom to the study/office and then meets a door leading to an inner hallway serving the bedrooms and family bathroom. This is a clever and entirely suitable way to ensure the necessary privacy for these rooms. A sound solution which is not always so effectively delivered in other single storey properties.

The lounge is a lovely room, full of natural daylight and superb views out across the garden thanks to the glazed double doors and adjacent windows that virtually fill the back wall. Nicely positioned at the centre of the house and well connected inside and outside through the two sets of glazed double doors, this is a room of good size and proportion, endowing it with plenty of opportunity to be used as best suits you. Undoubtedly a great lounge, it would also make a superb gym, separate formal dining room, craft room/studio, or a substantial business hub if a large work from home space was required.







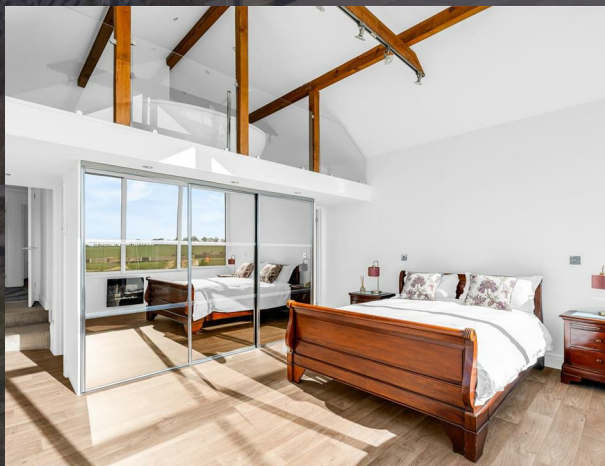
The adjacent kitchen/dining/family room is simply sublime. The wonderful open pitch of the ceiling, perfectly punctuated by the exposed architectural beams, bring this capacious split level space alive. At nearly thirty feet long this is a large room by any measure, and it is completely lit up by the full height windows and the substantial folding glazed doors that, effectively, make up the whole of the back wall. Add onto that the wonderful countryside views that stretch away into the far distance beyond the garden and it's clear why the house was designed this way. It is inspired and quite breathtaking. The fitted area boasts an array of elegant, bespoke wall and floor mounted fitted cupboards providing ample storage and food preparation areas, further enhanced by a lovely island at the centre that also incorporates a neat breakfast bar, as well as a walk in pantry. A comprehensive range of premium brand appliances are all present and correct, as you would expect in a house of this size and quality. Further support is offered to the kitchen by the utility/laundry room found in the corner of the property, enabling the kitchen to be kept clear of clutter whilst also providing an external door out into the grounds. To the rear of the fitted kitchen, perfectly located by the extensive picture windows, is the dining area. Comfortably large enough for a substantial dining suite, and slightly elevated from the family room, it's really hard to imagine a more delightful location for eating together as a family or hosting guests for dinner parties. At the other end of the room, set on a marginally lower level to follow the contours of the land, is the stunning family room. Light floods in through the bi fold doors, as well as two windows set into the end wall, between which is the stylish chimney breast, adorned with decorative brickwork and encompassing a recessed space for a flat screen TV and a modern, elegant fireplace. The soaring ceiling with its elegant beam supports bring real drama to the space and the seamless integration with the rear garden make it usable and practical all year round. This room is an absolute delight, and is sure to become the hub and heart of this wonderful home.

The family bathroom, complete with separate shower and stylish claw foot bath, and the four bedrooms are grouped together in a private area of the house, with three of the four being large doubles. One of them enjoys an additional luxury beyond its en suite shower room and fitted wardrobe, opening out directly into the garden through a set of glass double doors. The main bedroom is a lesson in opulent design excellence. The rear wall is fully glazed, climbing right up to the open roof pitch, celebrating the wonderful countryside views, beneath which is a stylish fireplace. To the side, glazed double doors lead straight out onto the rear patio. Large mirror fronted fitted wardrobes reflect the abundant light and superb vista, behind which are a separate, cleverly placed en suite shower room and toilet. Above, set on a delightful mezzanine up in the rafters, is a stand alone bath, ready for a quiet, indulgent soak at the end of a hard day.

To the rear is a substantial patio extending the full width of the house, along with a nice lawn, edged with borders sporting mature shrubs and bushes. Attractive scalloped fence panels screen the garden from neighbouring properties, and the rear boundary is refreshingly left open, with a simple post and rail fence allowing the uninterrupted glory of the panoramic views to be fully enjoyed from the house and the garden.

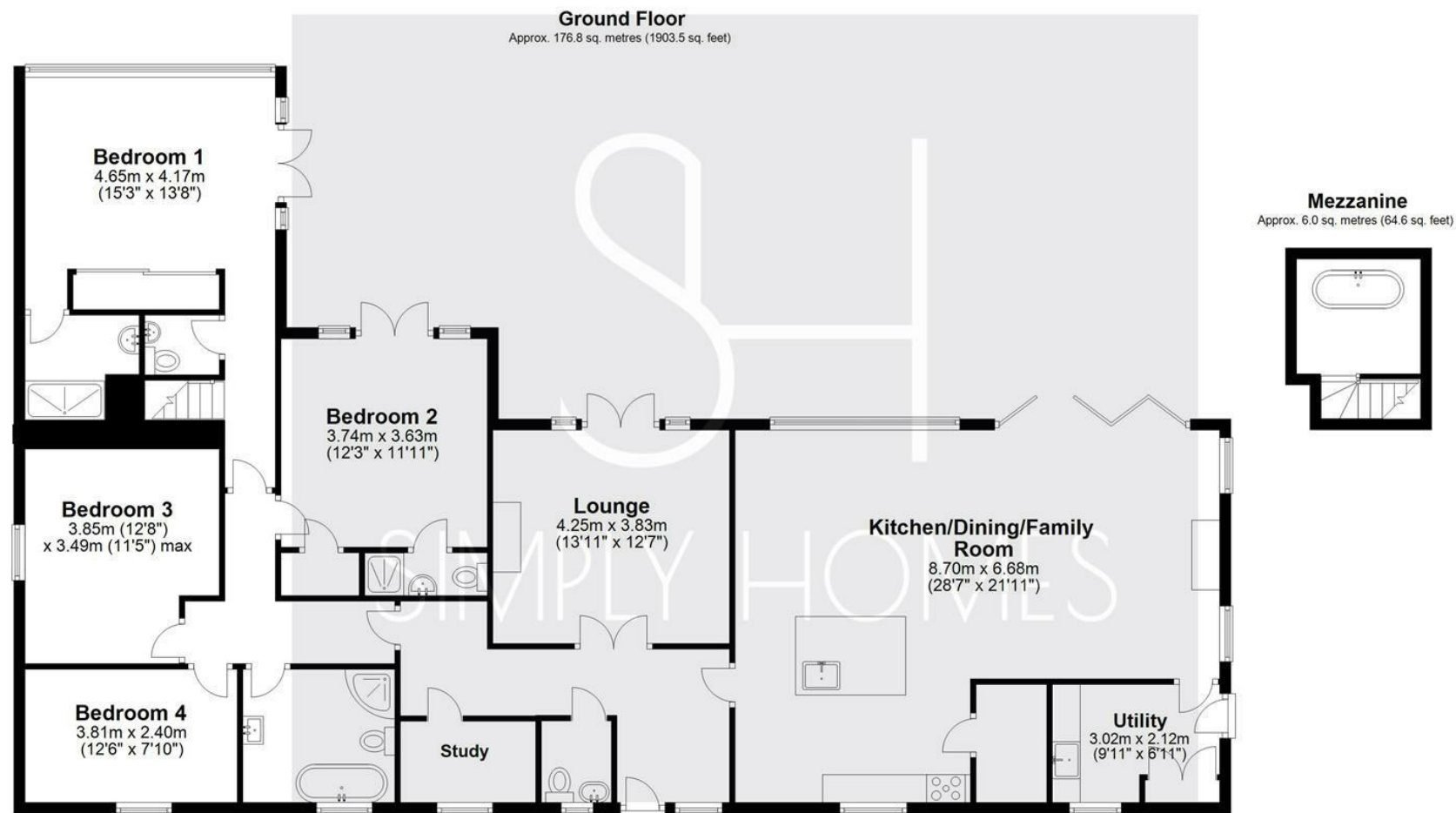
Location:

The house is set on the edge of the charming Hertfordshire village of Widford, which is located just a few minutes from the bustling villages of Hunsdon and Much Hadham, both of which have village shops and many fine country pubs. Five minutes in the car will get you to the town of Ware, with its extensive selection of pubs, restaurants and shops as well as a mainline train station offering speedy travel into central London. Beyond that the county town of Hertford is just another five minutes further. Easy road links are just minutes away via the A414 and A10.









Total area: approx. 182.8 sq. metres (1968.2 sq. feet)







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