



SIMPLY HOMES

New Hall Farm

Ware SG12 7SD





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A sympathetically and extensively restored family residence, dating back to 1485 (battle of Bosworth and start of the Tudors) and providing extensive and flexible accommodation of substantial proportions. The home has been thoughtfully displayed, combining a high specification with the numerous character features of the original house.

Set at the head of a private tree-lined drive and courtyard the property benefits from being in this quiet semi-rural setting yet has the peace of mind of having nearby neighbours and in no way feels isolated.

Enter via the spacious entrance hallway where you are met by an abundance of natural light and period features.

The hugely impressive front aspect living/drawing room comprises of various exposed timbers, a red brick inglenook fireplace with wood burning stove and a secondary gas living flame effect wood burning stove. The west wing of the home also features a cloakroom/WC. An inner hallway leads through to the home's office, dining room and family room. The family room is a charming and cosy space with large red brick arched fireplace, wood burning stove and exposed timbers. The kitchen consists of an extensive range of base/eye level units, granite worktops, slate flooring, kitchen island and various integrated appliances. Adjacent to the kitchen, through a set of French doors is the orangery, where one can sit and enjoy the lovely gardens. An oak staircase leads to the first-floor landing, with doors to both bedrooms five and six each with their own en-suite. The kitchen is served by a separate utility room, pantry, and secondary cloakroom/WC. The ground floor of the home features primarily underfloor heating.

The central double width staircase leads up to the highly remarkable principle bedroom with high vaulted ceilings and spectacular stained glass chapel window. The principle bedroom is also served by his and hers dressing rooms and an immaculate en-suite bathroom with views over the garden. There is also a guest bedroom with built-in wardrobe, four-piece en-suite bathroom and a separate family bathroom. Approached via a separate staircase at far end of the entrance hall is the west wing landing, providing another two double bedrooms and one en-suite.

Externally the home is set within truly beautiful mature gardens extending to approximately two acres. The gardens are south facing, having been thoughtfully landscaped and planted with great care and attention, providing vast amounts of colour throughout the year with a majority being laid to lawn with a variety of flower borders and numerous mature trees (including eating and cooking apple, quince, cherry, walnut, plum, greengage, pear and fig) and shrubs. Directly at the rear of the house is a large patio with outside Mole lighting, excellent for year-round entertaining. Notable is the large natural pond that served as a moat to the house in earlier times. There is a scenic bridge crossing the Moat and water fountain. At one end of the Moat is an attractive summerhouse, providing a lovely retreat on a summers evening. The Eastern side of the garden provides a superb tennis court and a vegetable garden with raised vegetable planters, water butts and a green house. On the Western side of the house is a further detached barn which has been virtually rebuilt in recent years. There is a large workshop with power and in this part of the building is housed the oil-fired boiler that serves the central heating and hot water for the main house. Both the ground and first floor of the property features primarily underfloor heating.

Returning to the front of the property is the main courtyard, leading to a private gated driveway with parking for several cars and access to the self-contained annexe. The annexe offers a fitted kitchen with various integrated appliances, open plan living/dining area, shower room and access to the tennis court and vegetable patch. A staircase leads to the first-floor bedroom/studio with additional cloakroom/WC.



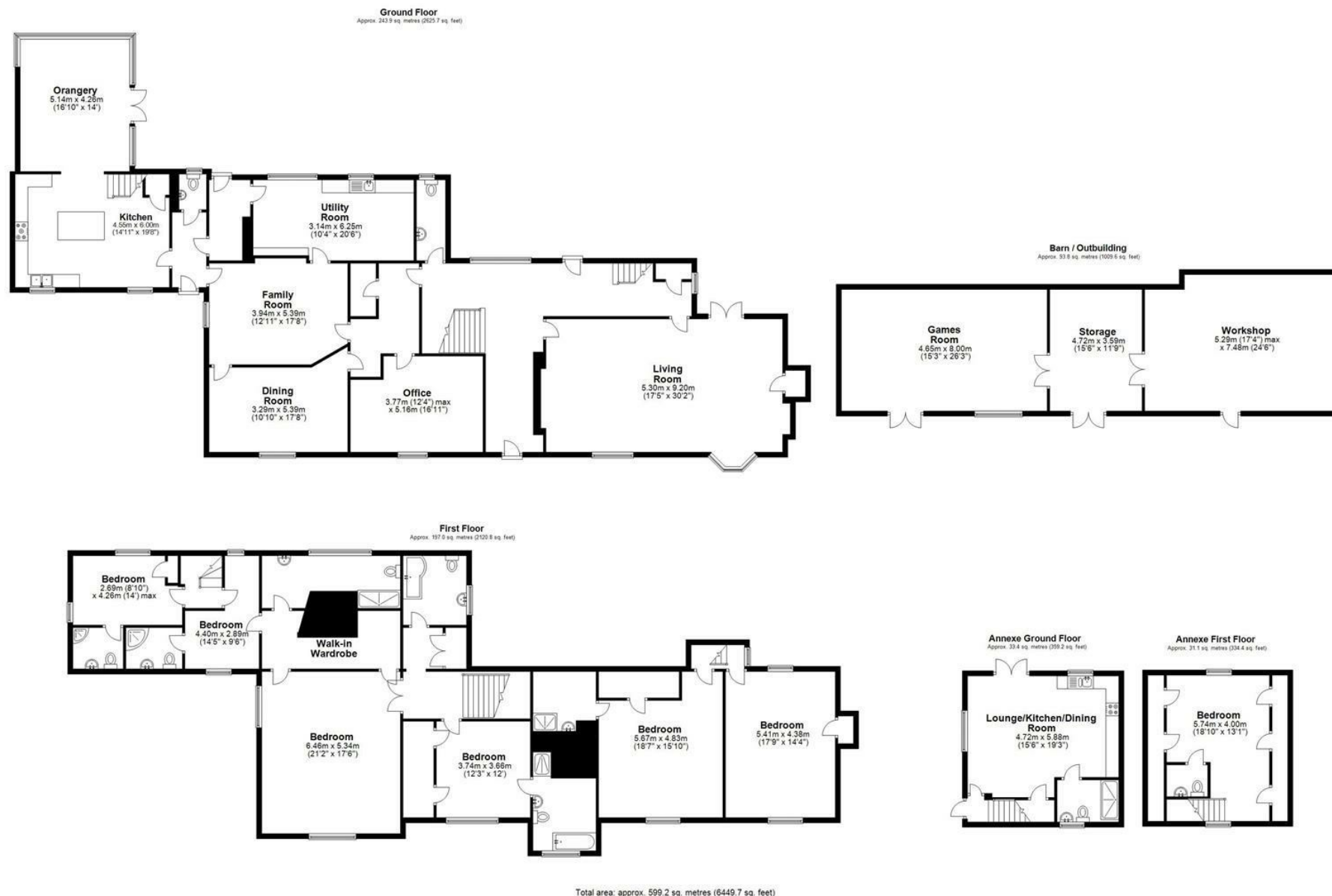




- Ground Floor -	
Entrance Hallway	
Living Room/Drawing Room	17'4" x 30'2" (5.30m x 9.20m)
Cloakroom/WC	
Inner Hallway	
Office	12'4" x 16'11" (3.77m x 5.16m)
Dining Room	10'9" x 17'8" (3.29m x 5.39m)
Family Room	12'11" x 17'8" (3.94m x 5.39m)
Utility Room	10'3" x 20'6" (3.14m x 6.25m)
Lobby	
Kitchen	14'11" x 19'8" (4.55m x 6.00m)
Orangery	16'10" x 13'11" (5.14m x 4.26m)
Cloakroom/WC	
- First Floor -	
Main Landing	
Principle Bedroom	21'2" x 17'6" (6.46m x 5.34m)
Walk-In Wardrobe	
En-suite	
Bedroom Two	12'3" x 12'0" (3.74m x 3.66m)
En-suite	
Family Bathroom	
West Landing	
Bedroom Three	18'7" x 15'10" (5.67m x 4.83m)
En-suite	
Bedroom Four	17'8" x 14'4" (5.41m x 4.38m)
East Landing	
Bedroom Five	8'9" x 13'11" (2.69m x 4.26m)
En-suite	
Bedroom Six	14'5" x 9'5" (4.40m x 2.89m)
En-suite	
- Annexe -	
Lounge/Kitchen/Dining Room	15'5" x 19'3" (4.72m x 5.88m)
Shower Room	
Bedroom	18'9" x 13'1" (5.74m x 4.00m)
Cloakroom/WC	
- Outbuilding -	
Games Room	15'3" x 26'2" (4.65m x 8.00m)







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.









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