



SIMPLY HOMES

New Hall Farm

Wareside SG12 7SD

Price Guide £725,000



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Gardeners Cottage offers a truly unique opportunity to acquire an exceptional single-storey residence, ideally suited as a 'lock-up and leave' home. Situated within a private mews of just six exclusive properties, this beautifully presented home is maintained to show home standards throughout.

Stepping inside the property you immediately see the show home condition, with high spec finishing and overall attention to detail. In the entrance hall you will find a useful storage cupboard, separate cloakroom toilet and access to both the properties bedrooms. Both generous double bedrooms have their own en-suite, a full bathroom to the principle bedroom and shower room to the second guest bedroom. The principle bedroom is particularly impressive, being fitted with bespoke, high quality, range of wardrobes, draw units and dressing area.

The dual aspect kitchen/dining room feels particularly light and spacious due to the high vaulted ceilings with feature wooden beams. The kitchen comprises of a range of solid oak units with granite work surfaces and integrated high quality new appliances. The kitchen is nicely finished with tiled splash backs and a ceramic tiled floor. The main reception room is also a fantastic feature, again this reception room is dual aspect and has the feature vaulted ceiling with wooden beams. There are double doors that open up onto the courtyard garden. The focal point of this room is the fireplace, with feature lighting, timber mantle and housing a wood burning stove, perfect for the cold winter evenings.

Externally the property continues to impress. The home features a courtyard garden, that is deceptively spacious and is a fantastic sun-trap. The garden gives rear access to the garage, which the current owners have converted to a workshop area, this could easily be changed back in to a garage to hold a car if desired. There is parking to both the front of the garage and directly outside the property.







- Ground Floor -

Hallway

Cloakroom/WC

Kitchen/Dining Room 23'9" x 14'5" (7.25m x 4.41m)

Living Room 23'9" x 14'5" (7.25m x 4.40m)

Bedroom One 14'3" x 10'5" (4.35m x 3.18m)

En-suite Bathroom

Bedroom Two 15'5" x 10'0" (4.72m x 3.05m)

En-suite

- Exterior -

Driveway

Rear Garden

Workshop/Garage 10'2" x 12'3" (3.12m x 3.75m)

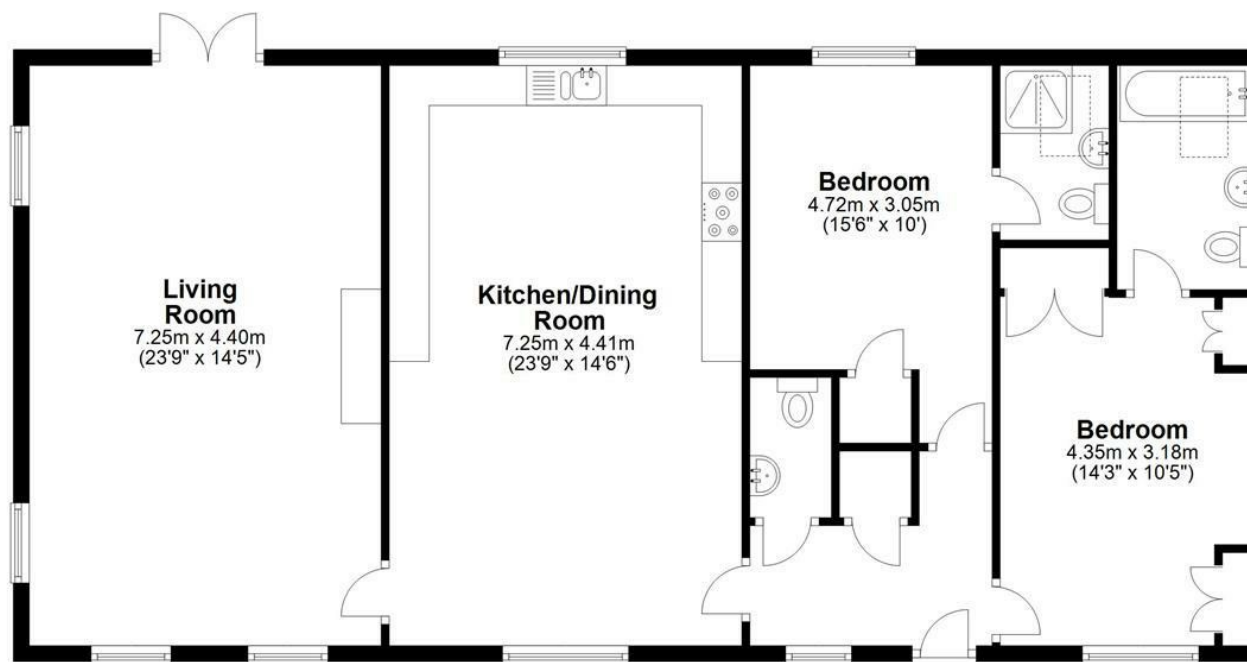






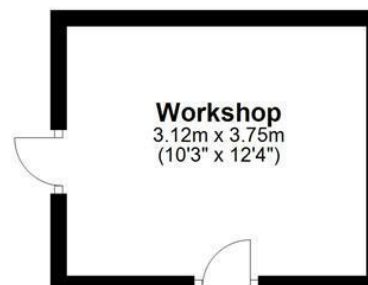
Ground Floor

Approx. 111.1 sq. metres (1195.8 sq. feet)



Outbuilding

Approx. 11.7 sq. metres (125.9 sq. feet)



Total area: approx. 122.8 sq. metres (1321.7 sq. feet)



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