



Woodlands, Ware Park

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# The perfect balance of rural charm and modern convenience at Woodlands, set in the grounds of Ware Park Estate

## Accommodation

Entrance hall | Dining room | Sitting room | Family room | Study | Kitchen/breakfast room  
Conservatory | Utility room | Shower room | Guest toilet

Principal bedroom suite with dressing room | 4 further bedrooms all with en suites

Beautiful mature garden | Paddock | Triple garaging

In all about 2.6 acres

## Location

Woodlands is beautifully positioned within the grounds of the historic Ware Park Estate, an enviable location that offers the perfect blend of seclusion and accessibility.

The property is located between the delightful towns of Hertford and Ware, both easily accessible by foot in less than 30 minutes. These towns are home to a wealth of local conveniences, including various shops, bars, and restaurants, and a wide choice of schooling in both the state and private sectors, offering top-tier education for children across all age groups.

For commuters, both towns have regular rail services to London Liverpool Street and good road links via the A10, providing onward access to primary road links.



## The Property

Woodlands is a magnificent family home, welcoming you with a large entrance hall leading to three light and spacious reception rooms, two of which have direct access to the terrace. A useful study adds to the home's functionality. The expansive kitchen/breakfast room features a large island, built-in units, and an Aga, complemented by access to the conservatory that offers delightful views of the formal gardens. Utility and shower rooms are conveniently located near the back door, and there is also a ground floor guest toilet. The first floor houses a principal suite with a dressing room and four further generous-sized bedrooms, all with en suites, ensuring ample space for family and guests.







## Outside

The gardens surround the property, with formal gardens at the rear, interspersed with mature trees and shrubs, decorated with lights. The front of the house offers ample parking and a large garage. Beyond the formal gardens, access to a large field with stunning views, is ideal for dog walking. Solar panels are fitted, drastically reducing electricity consumption and are an important asset of the house.

## Property information

**Services:** Mains electricity, water, oil-fired central heating, private drainage.

**Tenure:** Freehold

**Local Authority:** East Hertfordshire District Council

**Council Tax:** Band H

**EPC:** D

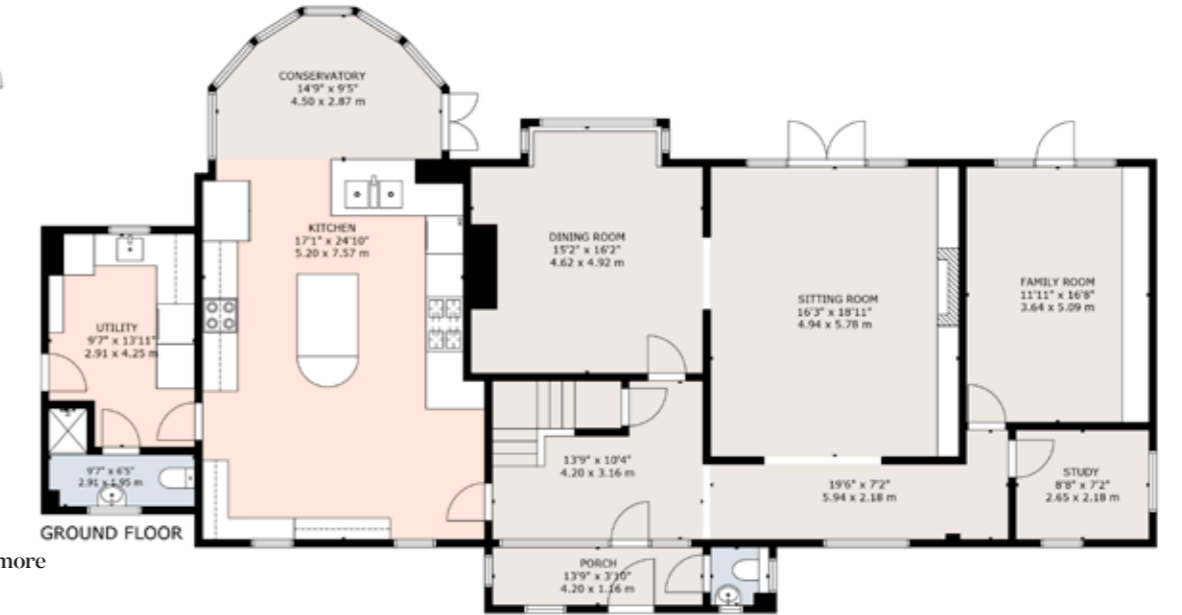
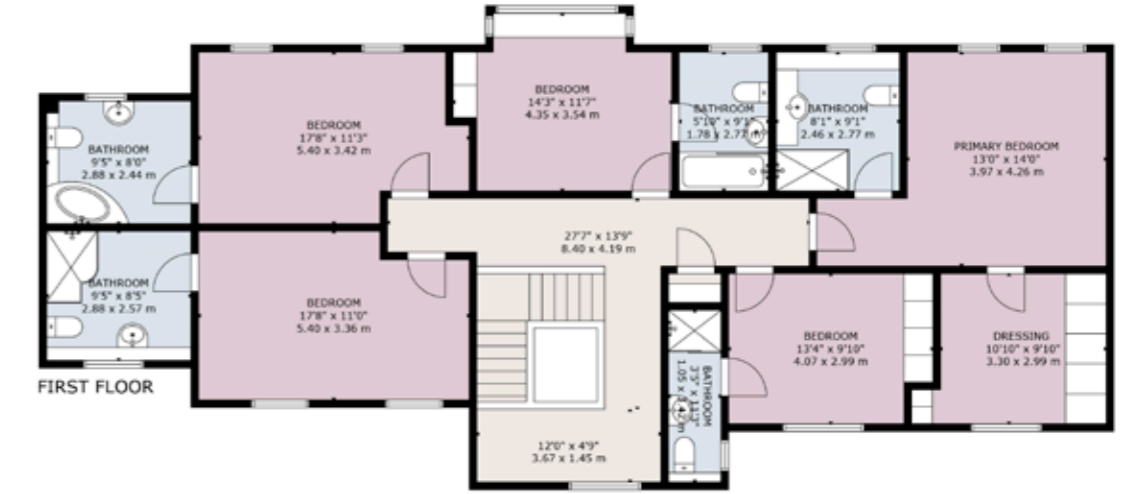
**Viewing:** Strictly by prior appointment with the Knight Frank, LLP



Total Area = 332 sq m / 3,573 sq ft

Excluded Area: Garage = 46 sq m / 494 sq ft

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