

Clinton Poles Lane
Ware, SG12 0SQ
Guide price £1,395,000





Clinton Poles Lane Ware, SG12 0SQ

The house is set back from the road behind a brick boundary wall with wooden gates, offering a spacious driveway that sweeps across the front of the house, creating a great sense of arrival and providing ample parking.

Upon entering the property, you are greeted by a large impressive hall featuring a stunning staircase, wooden flooring, and doors leading to the main principal rooms, as well as the cloakroom/WC. The lounge is triple aspect with French doors leading to the front garden, windows to the side aspect, and double doors opening into the garden room. An original open brick fireplace serves as a delightful focal point for the room.

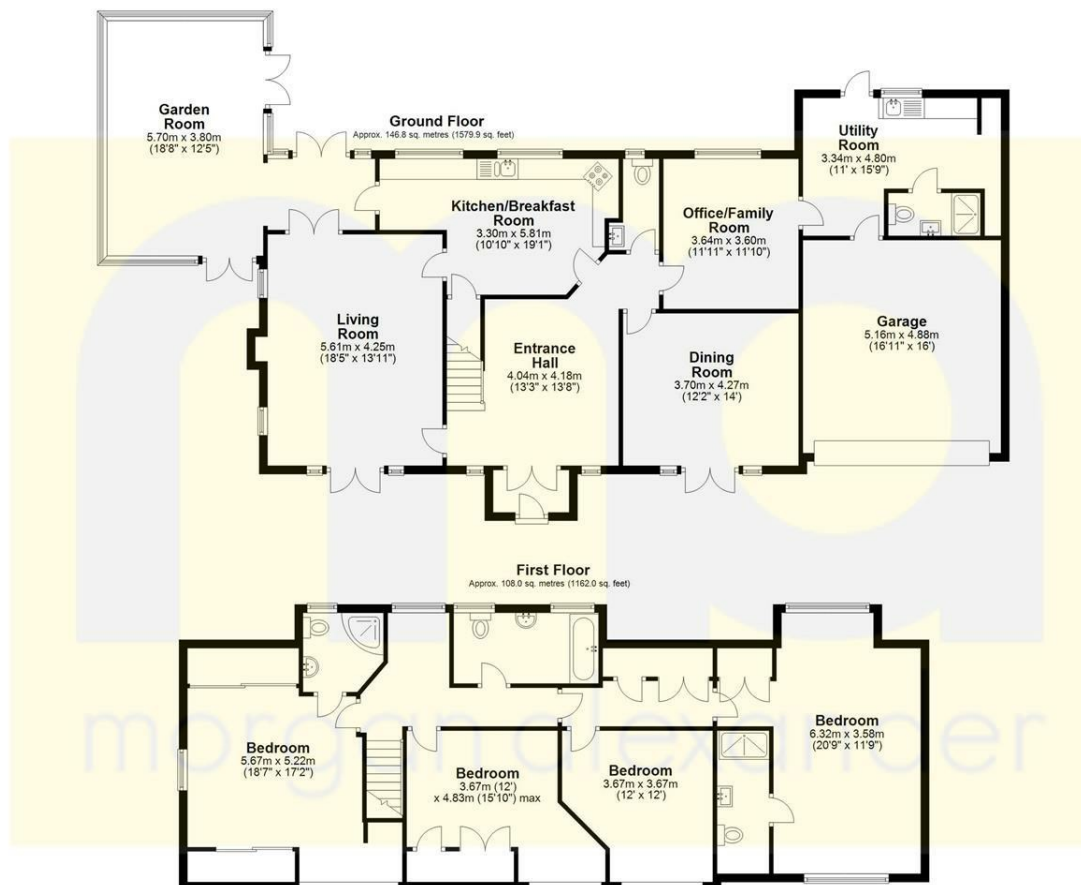
The dining room features French doors to the front with fitted shutters.

The kitchen breakfast room is a wonderful and well-equipped space, boasting bespoke units, drawers, integrated appliances, and ample worktop space. Additional complimentary touches include tiled flooring, windows with views of the garden, and a door leading through to the garden room.

The garden room is a lovely space with views of both the front and back garden, offering access via two sets of French doors.

There is also an office/family room, a useful utility room with laundry facilities, and access to the shower room/WC, which has potential to be converted to a separate living accommodation.





Total area: approx. 254.7 sq. metres (2741.9 sq. feet)

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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 approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

PROPERTY MISDESCRIPTIONS ACT 1991

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