

Chapel Cottage
Ware, SG12 0PL
Guide price £590,000

ma
morgan alexander





Chapel Cottage Ware, SG12 0PL

Set in the peaceful hamlet of Whempstead, Chapel Cottage is a delightful chain-free period home offering character and modern comforts. The property sits on a generous plot with a large lawn, patio, and beautiful farmland views to the rear. A gravel driveway provides ample parking for multiple cars.

The cottage features an inviting entrance porch leading to a convenient cloakroom/WC. The spacious lounge-dining room boasts a cozy log burner and direct access to the garden, perfect for relaxing or entertaining. The fitted kitchen offers plenty of storage and workspace. Upstairs, there are three well-proportioned bedrooms and a modern family bathroom with a bath and separate shower.

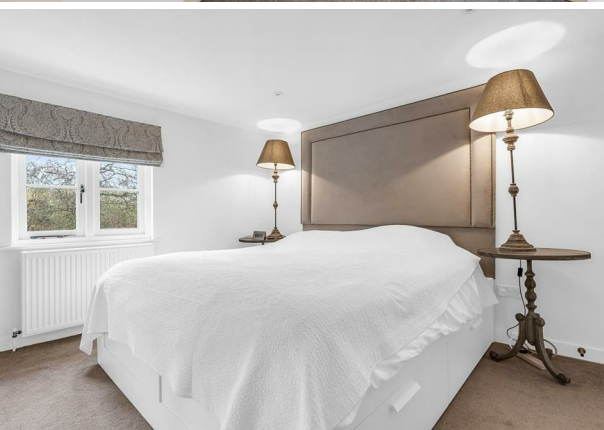
Outdoor Space

The expansive garden includes a large patio for outdoor dining and a lush lawn, all enjoying stunning rural views. The gravel driveway accommodates multiple vehicles.

Location

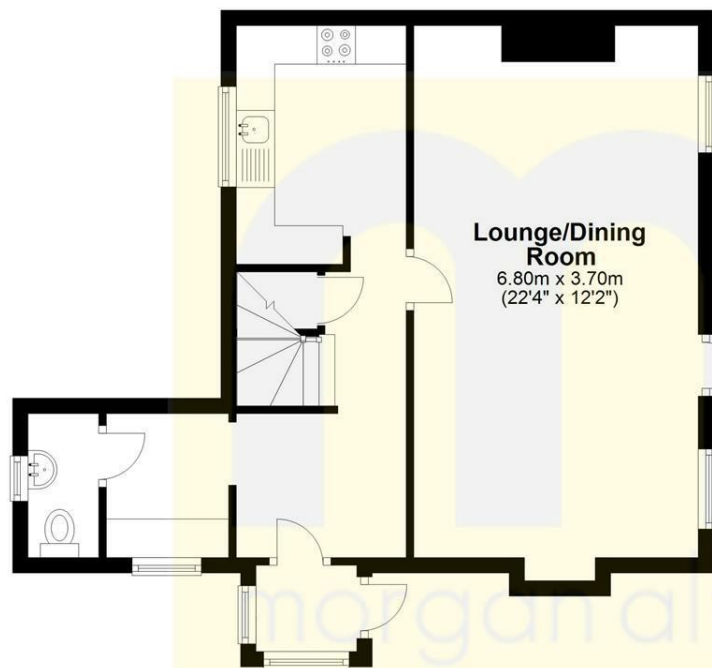
Whempstead is a tranquil hamlet just 5 miles from Ware and Hertford, providing shops, restaurants, and leisure facilities. Excellent schools nearby include Presdales School and Simon Balle All-Through School.





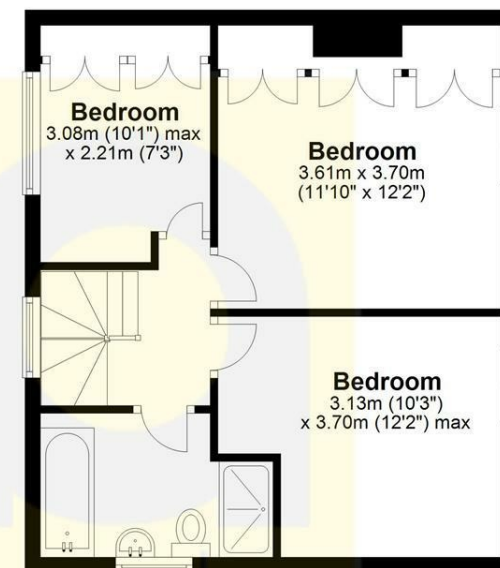
Ground Floor

Approx. 47.3 sq. metres (509.3 sq. feet)



First Floor

Approx. 41.2 sq. metres (443.2 sq. feet)



Total area: approx. 88.5 sq. metres (952.4 sq. feet)

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.
Property marketing provided by www.matthewkyle.co.uk

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

PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

morgan-alexander.co.uk



40 Castle Street, Hertford, Herts, SG14 1HH
Tel: 01992 248028
westley@morgan-alexander.co.uk