

**6 Downfield Court Hanbury Drive
Ware, SG12 0SB
Guide price £875,000**

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Location

Set in the grounds of Hanbury Manor Hotel and Golf Estate, this home enjoys a rural position near the picturesque village of Thundridge, known for its welcoming pub and village primary school. Ware town centre is just 1.5 miles away, offering a range of shops, supermarkets, and leisure facilities, while the nearby towns of Hertford and Bishop's Stortford provide further amenities.

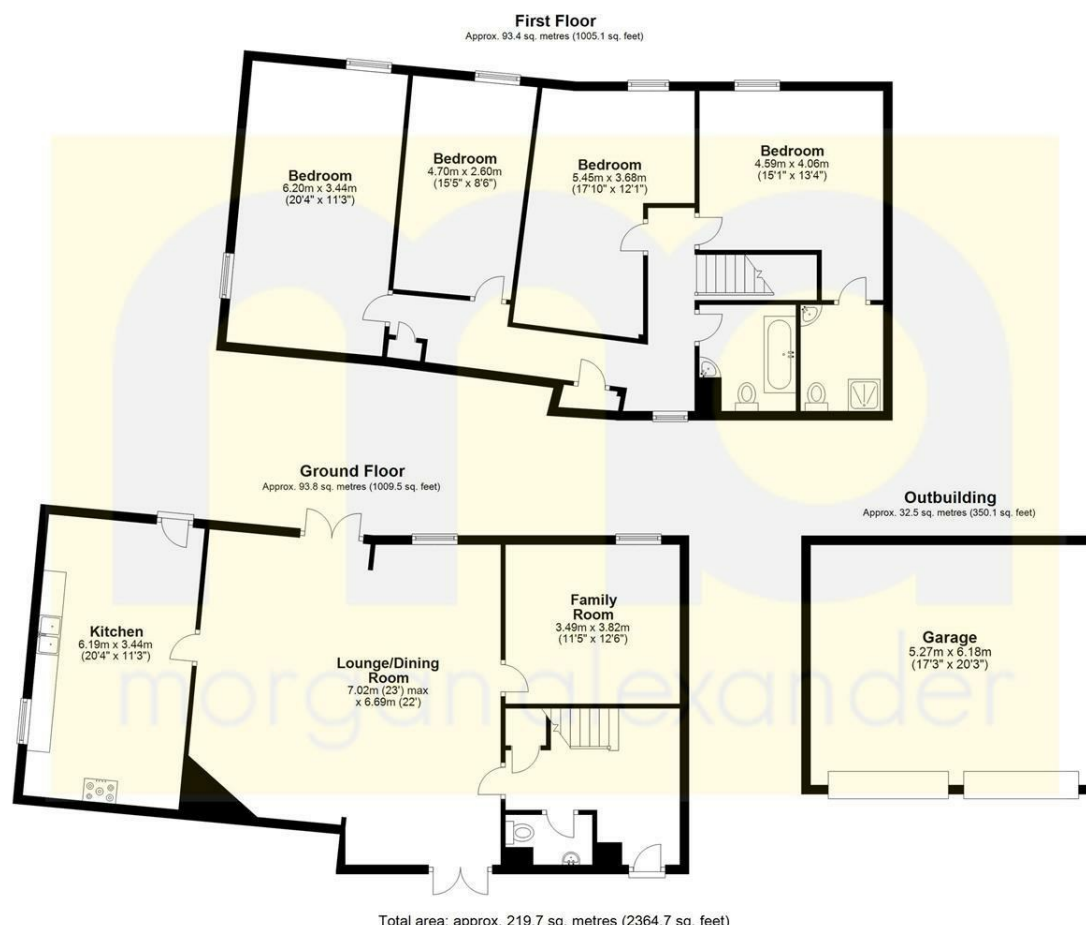
The area is also renowned for its outstanding schools, including Haileybury, Heath Mount, St. Edmunds College and Bishop's Stortford College. Golf enthusiasts will appreciate the Championship course at Hanbury Manor, as well as nearby courses at Essendon, Bocket Hall, and East Herts.

Accommodation

From the moment you step into the welcoming entrance hall, this home exudes character and elegance. The spacious dual-aspect lounge/dining room is a true highlight, featuring beautiful exposed beams, a log burner for cozy evenings, and French doors opening to both the front and rear gardens.

The kitchen/breakfast room is a versatile and social space, with ample room for seating and access to the garden. Freestanding units provide a blend of functionality and rustic charm, with plenty of storage and space for appliances. A separate family room offers flexibility, ideal as a playroom, home office, or snug. The ground floor also includes a convenient cloakroom/WC.





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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, miss-statement or use of data shown.
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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

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