

North Lodge
Ware, SG12 0GQ
Guide price £1,145,000

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morgan alexander





North Lodge Ware, SG12 0GQ

We are delighted to present North Lodge, a distinctive detached Victorian home that beautifully blends period charm with modern sophistication. Set within the prestigious Hanbury Manor Golf and Country Club on the outskirts of Ware, this exceptional property offers generous accommodation, a large garden, and an enviable lifestyle.

Step Inside

A welcoming entrance hall with engineered oak flooring and a graceful staircase sets the tone for the home. To the front, a charming living room with bay window and fireplace provides a cosy retreat, while a versatile study/playroom opposite also enjoys a feature fireplace. At the rear, the double-aspect sitting room opens through French doors to the garden, filling the space with light. The oak flooring continues into the stunning open-plan kitchen/dining room — the true heart of the home — featuring a wood-burning stove, bespoke cabinetry with granite-style worktops, and a large island with breakfast bar. French doors open to the terrace, creating a seamless indoor-outdoor flow. A utility room with garden access and a luxuriously appointed cloak/shower room complete the ground floor.

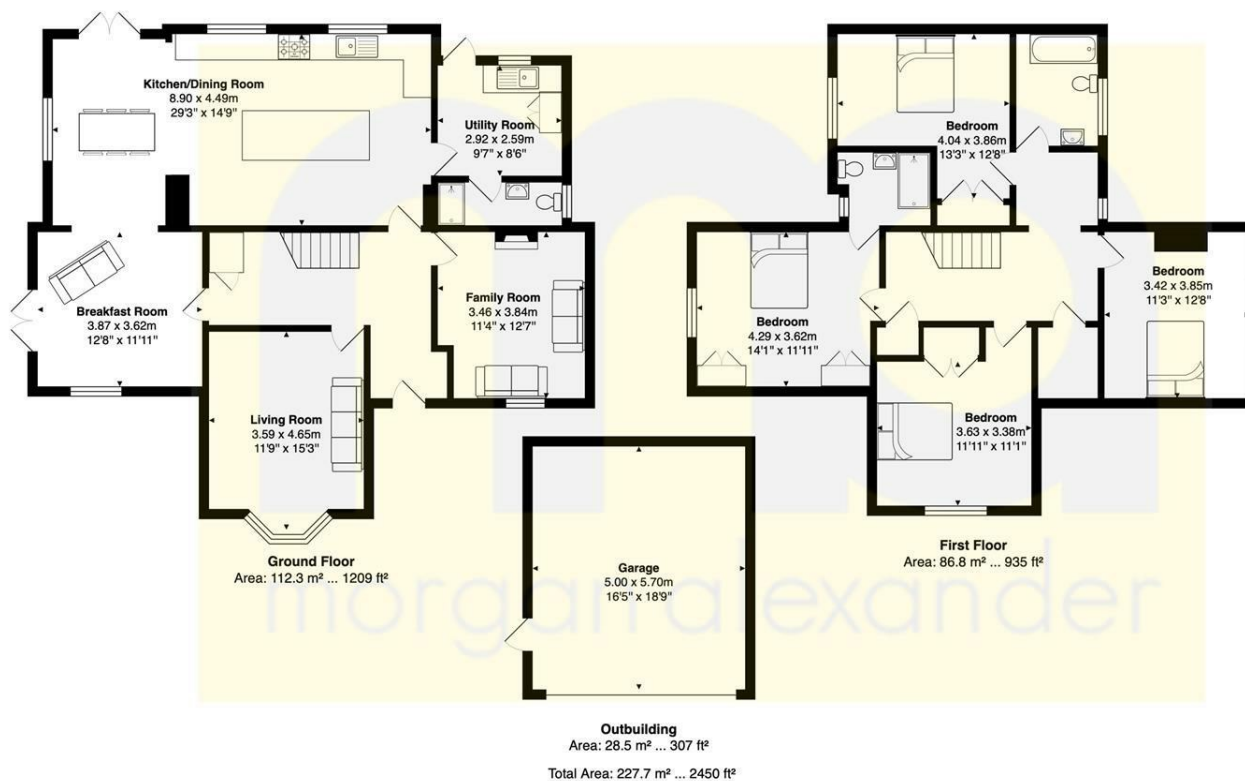
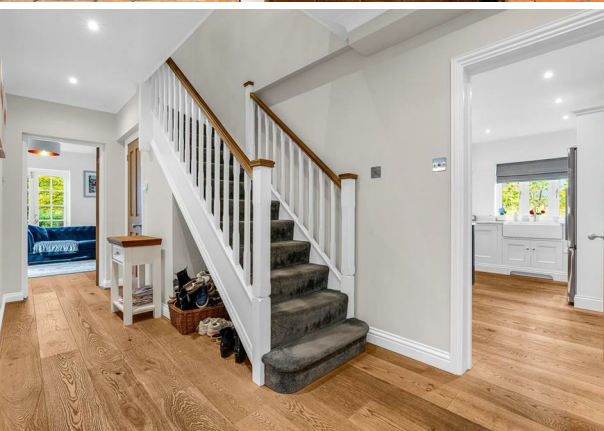
Upstairs

A spacious landing leads to four double bedrooms, all beautifully presented. The principal suite includes an elegant en suite shower room, while the remaining bedrooms are served by a stylish family bathroom.

Step Outside

Set within mature grounds approaching an acre, North Lodge occupies a commanding position at the entrance to Hanbury Manor. A sweeping driveway offers ample parking and leads to a detached double garage. The rear garden provides a wonderful setting for family life.





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, mis-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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