

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

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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.

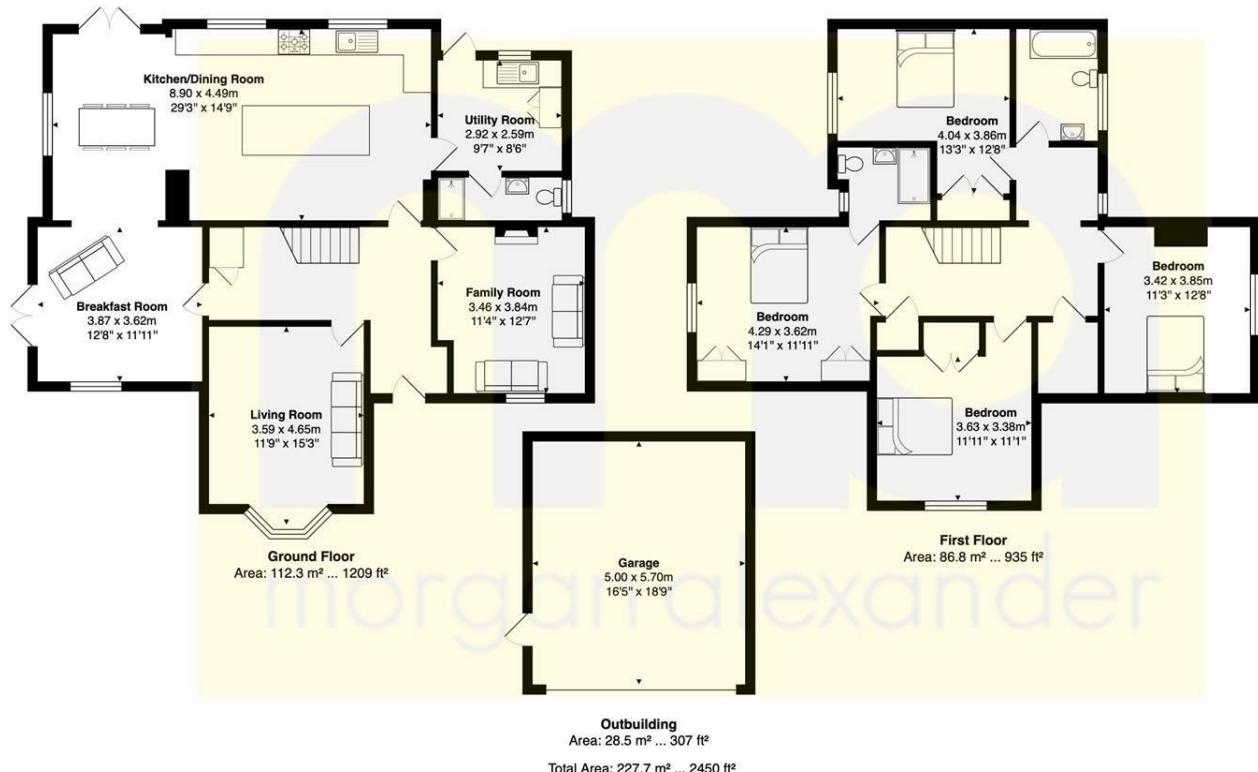
Upstairs

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.





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

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

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