

**Broadoaks Ware Park**  
**Ware, Hertfordshire SG12 0DX**  
**Guide price £2,750,000**

**ma**  
morgan alexander







## Broadoaks Ware Park Ware, Hertfordshire SG12 0DX

The property is a substantial and well-balanced detached family home of approximately 5,155 sq ft, set behind private electric gates on a superb plot with far-reaching views across open farmland and its own private tennis court. Built just over 40 years ago and offered to the market for the first time since new, it is a rare opportunity that reflects both the quality of the house and the exceptional nature of its setting.

A sweeping gated driveway provides generous parking and access to the integral double garage. Inside, the accommodation is spacious, well-proportioned and thoughtfully arranged. A large entrance hall with feature staircase sets the tone, leading to a range of versatile reception rooms including a dual-aspect living room with bay window, French doors to the garden, inglenook-style fireplace and adjoining dining room. Additional ground-floor spaces include a family room, study, fitted home office and cloakroom/WC.

The kitchen/breakfast room overlooks the garden and opens to a relaxed seating area with direct outdoor access, with a utility room beyond and internal access to the garage. Upstairs, a generous landing opens onto a balcony with countryside views and serves all bedrooms. The principal suite includes fitted wardrobes and an en-suite, while a guest bedroom also benefits from an en-suite and connects to the games room/bedroom six. Three further bedrooms and a family bathroom complete the accommodation.

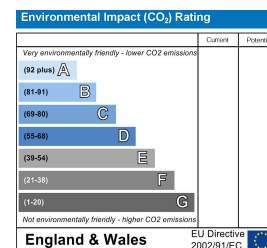
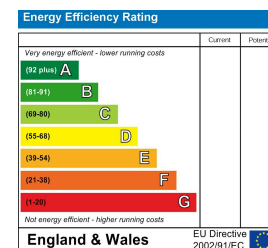
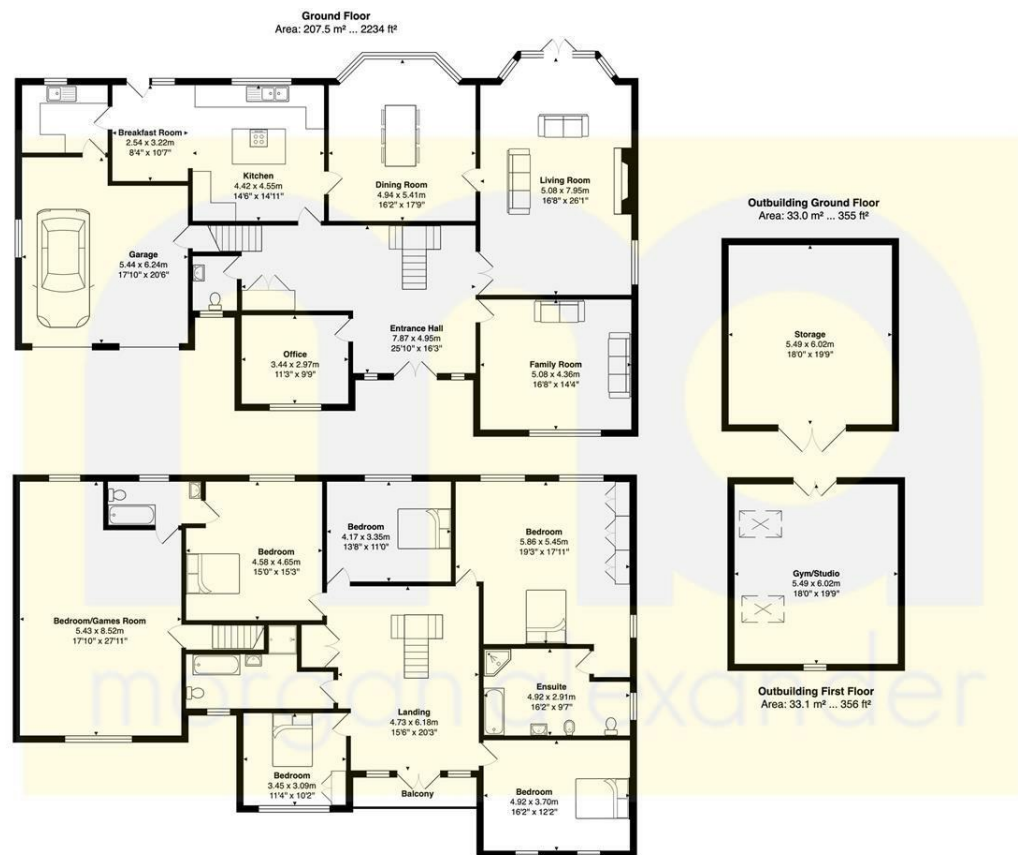
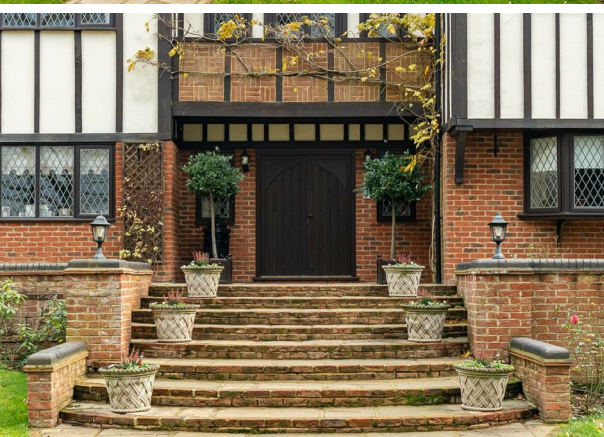
The games room/bedroom six is accessed via its own independent staircase and offers exceptional flexibility, suitable for use as a home office, cinema room, studio or potential annexe, subject to requirements.

The mature gardens are private and beautifully established, with terraces, expansive lawns and a peaceful outlook. To the rear lies the tennis court, ideally positioned to enjoy uninterrupted views. A double-storey barn-style outbuilding provides workshop and storage space below, with a home gym above.









#### 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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