

**Broadoaks Ware Park**  
**Ware, Hertfordshire SG12 0DX**  
**Offers in excess of £2,500,000**

**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.

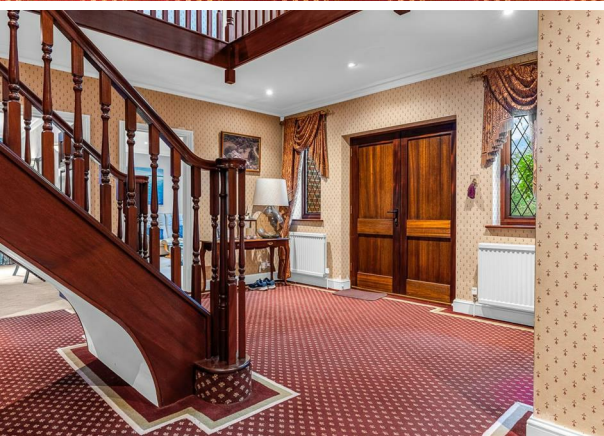
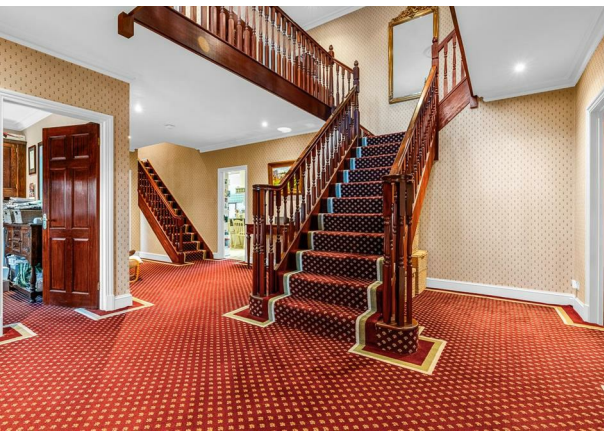
A sweeping gated driveway provides generous parking and access to the integral double garage. Inside, the accommodation is spacious, well-proportioned and thoughtfully arranged. A large entrance hall with feature staircase sets the tone, leading to a range of versatile reception rooms including a dual-aspect 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.

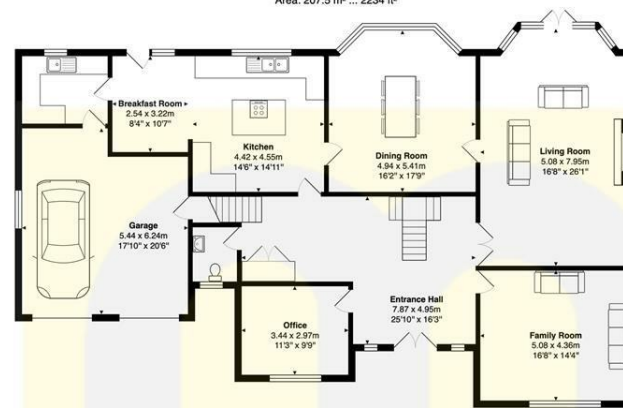
The mature gardens are private and beautifully established, with terraces, expansive lawns and a peaceful outlook. To the rear lies the tennis court, ideally positioned to enjoy uninterrupted views. A double-storey barn-style outbuilding provides workshop and storage space below, with a home gym above.





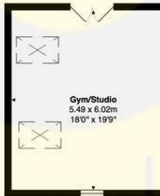
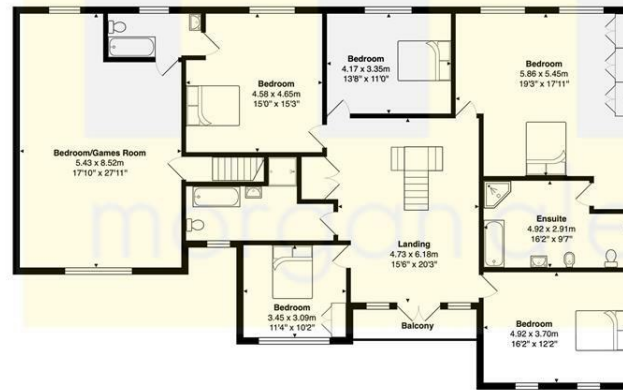
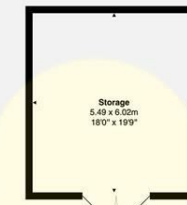
**Ground Floor**

Area: 207.5 m<sup>2</sup> ... 2234 ft<sup>2</sup>



**Outbuilding Ground Floor**

Area: 33.0 m<sup>2</sup> ... 355 ft<sup>2</sup>



**Outbuilding First Floor**

Area: 33.1 m<sup>2</sup> ... 356 ft<sup>2</sup>

**First Floor**

Area: 205.4 m<sup>2</sup> ... 2211 ft<sup>2</sup>

Total Area: 479.0 m<sup>2</sup> ... 5155 ft<sup>2</sup>

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.

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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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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