

**18 Courtyard Mews**  
**Ware, SG12 0PW**  
**Offers in excess of £385,000**







## 18 Courtyard Mews Ware, SG12 0PW

This elegant home blends period character with modern comfort, offering direct garden access, beautiful decorative details, and abundant natural light through dual-aspect sash windows and French doors.

A sweeping driveway leads to the central courtyard, enhancing the property's picturesque setting. The south-facing communal garden at the rear provides a peaceful retreat. Inside, the hallway leads to a cloakroom WC, while the bright lounge/dining room overlooks the gardens. The front-facing kitchen features fitted cupboards, worktops, and appliance spaces.

Upstairs, two well-appointed bedrooms each enjoy en-suite facilities, with the principal bedroom offering an en-suite bathroom and the guest bedroom featuring an en-suite shower.

The meticulously maintained gardens include a private patio area at the rear of the house as well as the dell, a wonderful communal area that provides a tranquil escape with a BBQ area, marquee, and stereo system for social gatherings. The property benefits from two allocated parking spaces plus ample visitor parking.

Chapmore End is a delightful hamlet with a welcoming village atmosphere, featuring a charming duck pond and a renowned country pub. Despite its rural feel, Hertford and Ware are close by, providing excellent shopping, dining, and transport links into London.

There is a annual service charge of £1,800

This is a rare opportunity to own a unique home in an exceptional setting.









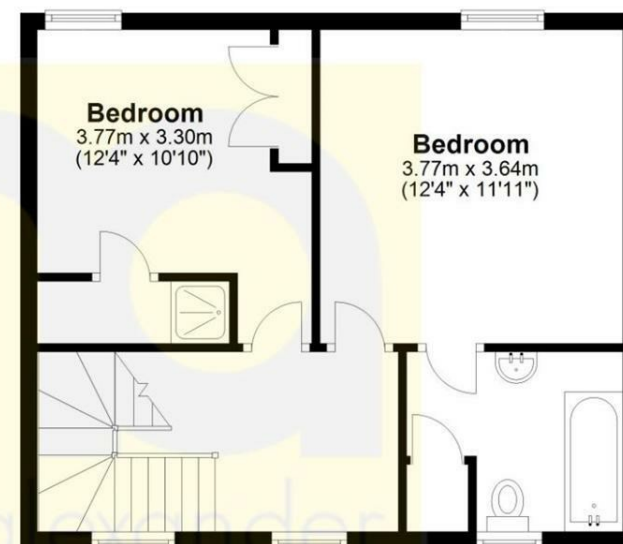
## Ground Floor

Approx. 43.2 sq. metres (464.5 sq. feet)



## First Floor

Approx. 41.9 sq. metres (451.3 sq. feet)



Total area: approx. 85.1 sq. metres (915.7 sq. feet)

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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC			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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