

4 Edwards Cottages  
Ware, SG11 1HS  
£675,000

ma  
morgan alexander





## 4 Edwards Cottages Ware, SG11 1HS

Enjoying far-reaching views across open countryside, this beautifully presented three-bedroom family home is set within the highly regarded hamlet of Great Maunden.

Set back from the road with a generous driveway and garden, Edwards Cottages offers a rare blend of rural outlook, stylish interiors and practical family living. The property has been thoughtfully improved by the current owners to create a modern, design-led home with excellent flow throughout.

The accommodation begins with a welcoming entrance hall. At the heart of the home is the bespoke kitchen, well equipped with integrated appliances, a skylight providing excellent natural light and French doors opening onto the rear garden. There is ample space for a dining table, making this a true everyday living area.

The kitchen flows into a dual-aspect lounge and dining room, centred around a striking double log burner. This inviting space enjoys countryside views to the front and bi-folding doors to the rear, creating a seamless connection with the garden and an ideal setting for both family life and entertaining.

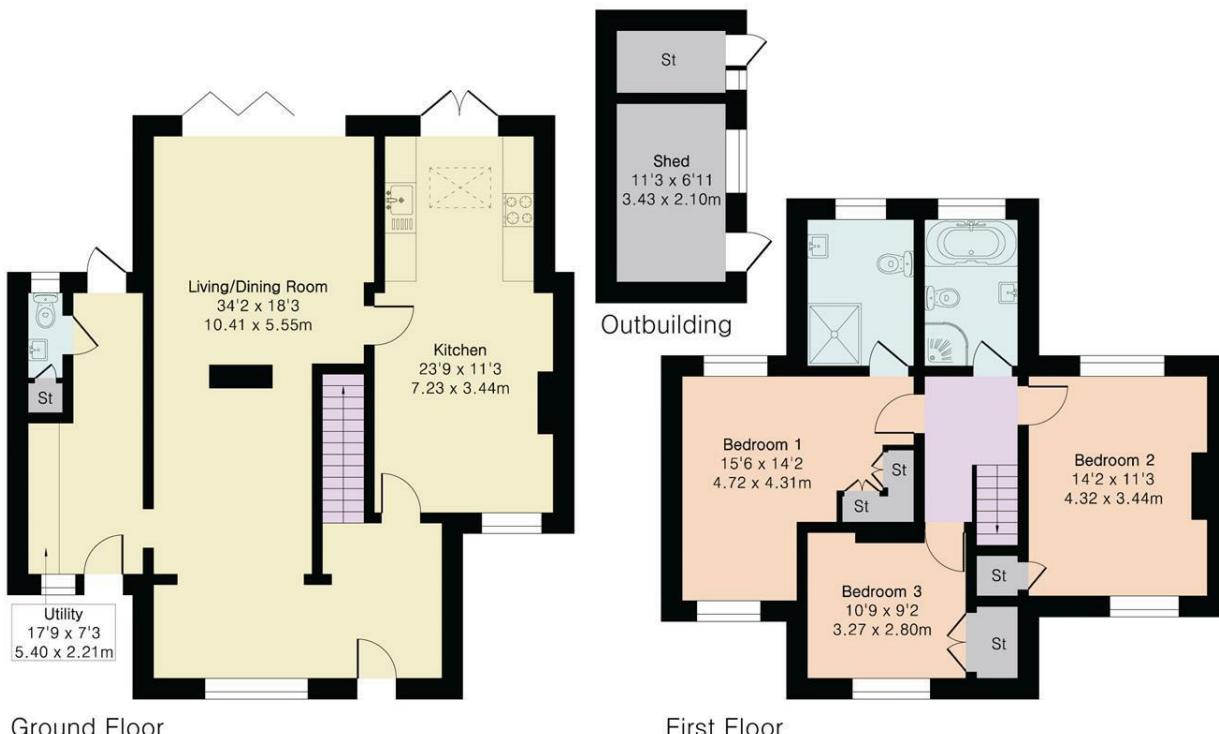
The ground floor is completed by a useful utility room and a cloakroom WC.





## Approximate Gross Internal Area 1578 sq ft - 146 sq m (Excluding Outbuilding)

Ground Floor Area 917 sq ft - 85 sq m  
First Floor Area 661 sq ft - 61 sq m  
Outbuilding Area 109 sq ft - 10 sq m



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