

1 Widbury House, Widbury Hill  
Ware, SG12 7QE  
Guide price £995,000

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morgan alexander





## 1 Widbury House, Widbury Hill Ware, SG12 7QE

Thoughtfully styled and carefully improved by the current owners, this charming home blends period character with practical modern living, all set within an enchanting walled garden.

A canopied porch opens into a striking sitting room with bay window, fitted seat and storage, additional front window, feature fireplace with log burner and wooden flooring. Double doors lead into the dining room with front aspect window and stairs down to the basement.

The kitchen breakfast room is generous, bright and sociable, fitted with contemporary units, granite worktops and tiled flooring. A front window and French doors open onto the garden patio, ideal for everyday living and entertaining.

An inner hallway gives access to the cloakroom and WC, understairs storage, the garden and stairs to the first floor. To the rear, the living room enjoys side windows, a cast iron fireplace with built in shelving to the chimney recesses, wooden flooring and French doors to the garden.

Attention to detail is evident throughout, complemented by double glazed sash windows and doors. The staircase with carved balustrades rises to a light filled landing.

Upstairs are three well proportioned bedrooms. The principal bedroom to the rear has dual aspect windows with views across the surrounding countryside, with the remaining bedrooms served by a well appointed family bathroom.





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		
England & Wales	EU Directive 2002/91/EC	

#### PROPERTY MISDESCRIPTIONS ACT 1991

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