

**1 Widbury House, Widbury Hill**  
**Ware, SG12 7QE**  
**Guide price £955,000**

**ma**  
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	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions	(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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