

7 Hillside  
Ware, SG12 9JZ  
Guide price £850,000

**ma**  
morgan alexander





## 7 Hillside Ware, SG12 9JZ

This home has been significantly improved and extended by the current owners, now providing a superb balance of contemporary design and practical family living. The heart of the house is undoubtedly the stunning open-plan kitchen/dining/family space to the rear, featuring quartz work surfaces, a central island, and a full range of integrated appliances. Bi-folding doors and a large skylight flood the space with natural light and create a seamless connection to the garden.

To the front, a separate living room offers a more intimate setting, complete with a bay window, herringbone flooring, and a feature log burner, creating a warm and inviting atmosphere.

The entrance hall is bright and welcoming, with stairs rising to the first floor and access to a ground floor cloakroom.

The first floor provides three well-proportioned bedrooms, including a generous guest room with bay window, alongside a stylish family bathroom fitted with a modern suite and shower over bath.

The second floor has been converted to create an impressive principal suite, featuring a spacious double bedroom with dual aspect views and a luxuriously appointed shower room.

Externally, the property is set back from the road with a driveway providing off-street parking for several vehicles. The rear garden has been attractively landscaped, offering a combination of terrace areas ideal for outdoor dining, along with a versatile outbuilding currently used as a home office.





## Approximate Gross Internal Area 1418 sq ft - 132 sq m (Excluding Outbuilding)

Ground Floor Area 655 sq ft – 61 sq m

First Floor Area 449 sq ft – 42 sq m

Second Floor Area 314 sq ft – 29 sq m

Outbuilding Area 146 sq ft – 14 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			
(39-54) 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			
(39-54) 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

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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