

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





2 Widbury House Widbury Hill Ware, SG12 7QE

Positioned on the edge of Ware, this home offers a rare balance of seclusion and convenience, set within mature grounds yet close to the town centre, station and major road links.

The layout is thoughtfully designed to clearly separate living and sleeping areas, enhancing both flow and privacy. A central entrance hall with cloakroom/WC leads into the main living spaces. The living and dining rooms are ??? by an elegant archway, creating openness while maintaining distinct areas. Generous proportions and dual-aspect windows provide excellent natural light, ideal for everyday living and entertaining.

The kitchen breakfast room is practical and well-arranged, with ample storage, workspace and a defined dining area overlooking the garden. A separate utility room adds functionality, while a dedicated study offers a quiet space for work or reading.

The bedroom wing is positioned for privacy. The principal suite includes a walk-in dressing room and en-suite bathroom, forming a calm retreat. Two further bedrooms are well-sized and served by a modern shower room.

A standout fourth bedroom includes its own living area and bathroom, offering exceptional flexibility for guests, multi-generational living or independent space.

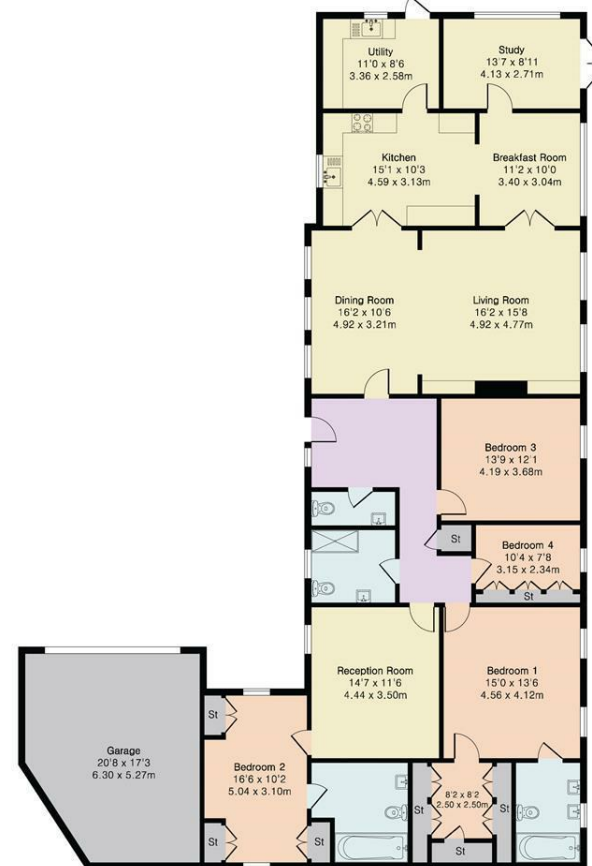
Outside, the wrap-around garden provides a private and tranquil setting for relaxation and outdoor use. A double garage and large driveway offer ample off-street parking.





Approximate Gross Internal Area 2369 sq ft - 220 sq m
(Excluding Garage)

Garage Area 326 sq ft - 30 sq m



Ground Floor

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 ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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