

**Wayside Cottage Munden Road  
Ware, Hertfordshire SG12 0LN  
Guide price £1,175,000**

**ma**  
morgan alexander





## Wayside Cottage Munden Road Ware, Hertfordshire SG12 0LN

This attractive character home offers spacious and versatile accommodation throughout. The sitting room features exposed timbers, a brick fireplace and wood-burning stove, while a separate dining room provides an excellent space for entertaining. At the heart of the home is a recently refitted luxury kitchen with extensive cabinetry, integrated appliances, a central island and striking corner bi-fold doors opening onto the landscaped terrace, creating a seamless connection to the garden.

A stunning vaulted living room enjoys elevated garden views, exposed timbers, a log burner and bi-fold doors. The ground floor also includes a boot room, cloakroom/WC and an additional reception room currently used as a games room.

The first floor offers four double bedrooms and two bathrooms, including a principal suite with dressing room and en-suite bathroom. A guest bedroom benefits from an en-suite shower room and attractive garden views.

A key feature is the detached double garage with a fully self-contained annexe. The annexe comprises a fitted kitchen and shower room on the ground floor, with a spacious studio living/bedroom above, making it ideal for guests, multi-generational living or income potential.

A detached garden room overlooks the grounds and countryside beyond and is currently arranged as a home office and gym.

The landscaped gardens are a particular highlight, with a terrace adjoining the kitchen, ideal for outdoor dining and entertaining, leading to a large south-east facing lawn bordered by mature trees and planting. Backing onto open fields, the garden enjoys a wonderful sense of privacy and a distinctly rural outlook. To the front, a gravel driveway provides extensive parking and access to the garage.





**Approximate Gross Internal Area 2108 sq ft - 196 sq m  
(Excluding Garage & Outbuilding)**

Ground Floor Area 950 sq ft – 88 sq m  
 First Floor Area 1158 sq ft – 108 sq m  
 Garage Ground Floor Area 340 sq ft – 32 sq m  
 Garage First Floor Area 290 sq ft – 27 sq m  
 Outbuilding Area 194 sq ft – 18 sq m



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