



abel  
OF HERTFORD  
Sales & Lettings

Courtyard Mews, Ware, SG12  
Guide Price £700,000



## Courtyard Mews, Chapmore End, Ware, Hertfordshire, SG12 0PW

CHAIN FREE - Originally a Victorian school, now stands a beautifully carved 4 bedroom family house occupying a wing of this historic building and situated in the countryside surroundings of Chapmore End, bordering both Hertford and Ware.

### DESCRIPTION

Originally a Victorian school, now stands a beautifully carved 4 bedroom family house occupying a wing of this historic building and situated in the countryside surroundings of Chapmore End, bordering both Hertford and Ware.

With all the grandeur of its age, offering high ceilings and large sash windows, you are met with its elegance as soon as you enter the hallway. Offering a stylish kitchen diner, with a masterpiece central island.

To the ground floor the current owners have converted the one 'snug' room to a bedroom which now flows into an ensuite wash room.

To the first floor you will find the adorning lounge, the dual aspect windows lure in the rolling country side views. There is also a bedroom and a separate family bathroom. Stairs then lead you up to the second floor which hosts the impressive master bedroom with ensuite and a further bedroom.

This wonderful home has a courtyard to the front which is perfect for dining and entertaining, spilling out onto the vast communal grounds including pretty communal gardens and a large sunken dell area surrounded by mature trees.

The property comes with two allocated parking spaces and plenty of visitor parking.

Being offered with no onward chain.

### ACCOMODATION:

#### GROUND FLOOR:

##### ENTRANCE HALL

##### KITCHEN/DINER

16' 6" x 13' 5" (5.03m x 4.11m)

##### BEDROOM

11' 7" x 6' 7" (3.55m x 2.03m)

##### ENSUITE

6' 11" x 6' 7" (2.13m x 2.03m)

#### FIRST FLOOR:

##### RECEPTION ROOM

16' 6" x 13' 6" (5.03m x 4.12m)

##### BEDROOM

22' 5" x 7' 1" (6.85m x 2.16m)

##### SHOWER ROOM

6' 8" x 5' 8" (2.05m x 1.75m)

#### SECOND FLOOR:

##### MASTER BEDROOM

16' 6" x 13' 7" (5.03m x 4.15m)

##### ENSUITE

6' 3" x 5' 3" (1.91m x 1.62m)

##### BEDROOM

9' 4" x 7' 6" (2.85m x 2.31m)

##### LOFT SPACE

11' 10" x 7' 6" (3.63m x 2.30m)

#### OUTSIDE:

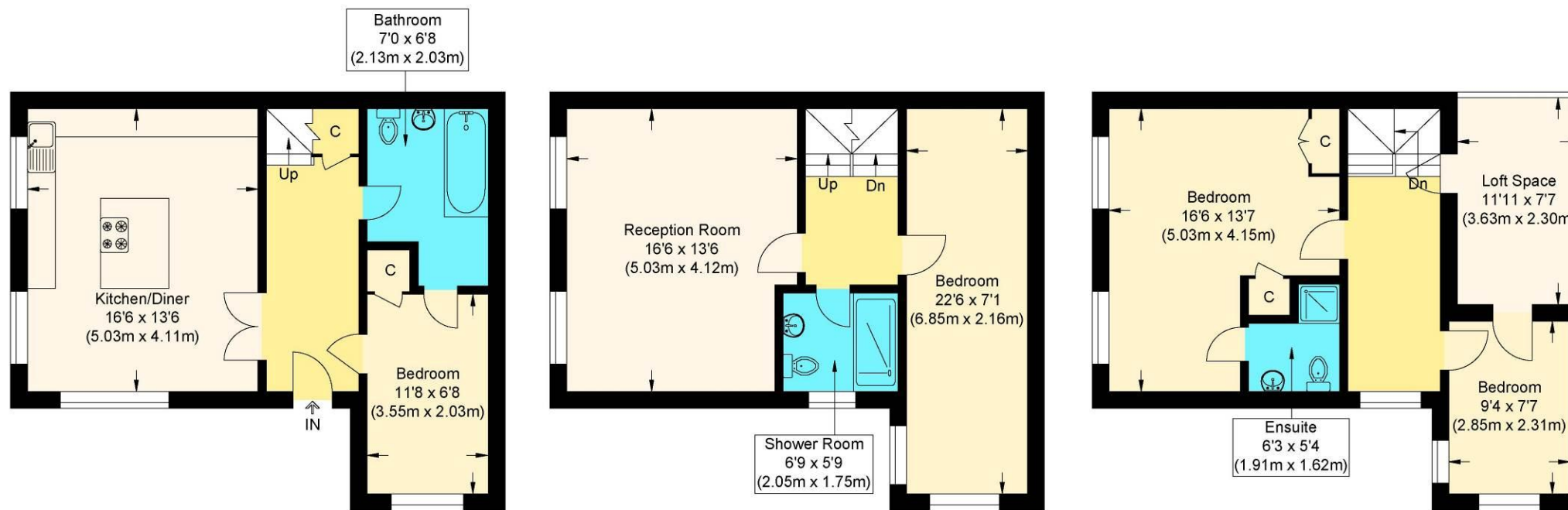
#### TWO ALLOCATED PARKING SPACES

#### COUNCIL TAX BAND - E

#### FREEHOLD

Service Charge - £1,740 per annum.



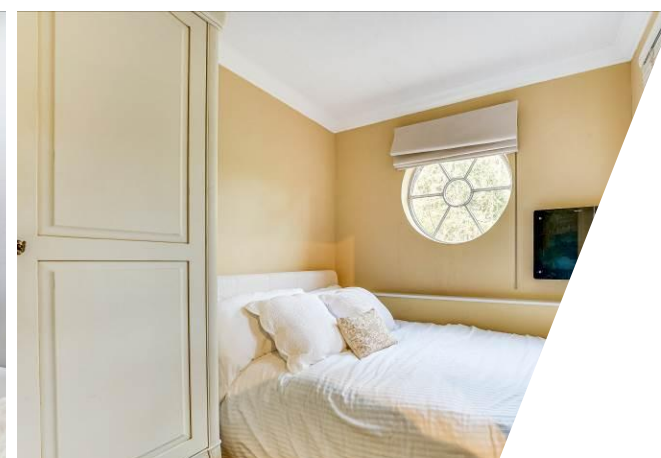
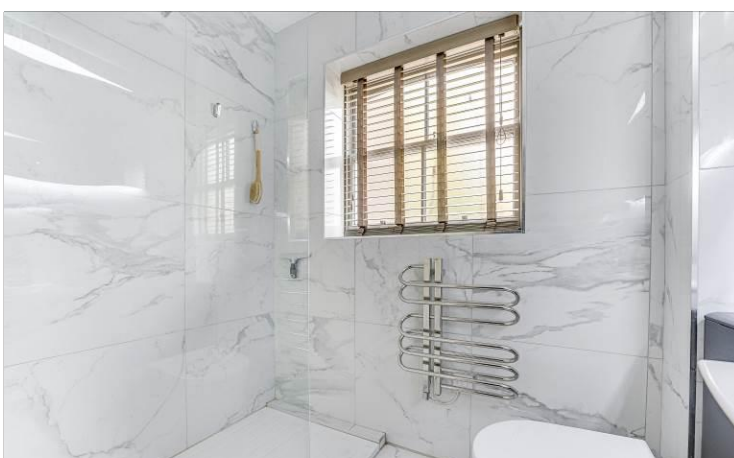


## Courtyard Mews

Approximate Gross Internal Floor Area : 127.10 sq m / 1368.09 sq ft  
(Excluding Loft Space)

Illustration for identification purposes only, measurements are approximate, not to scale.





## Get in touch

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