

# Hamptons

INTERNATIONAL



## Wareside, Ware, SG12

6  6  4 

GUIDE PRICE

**£2,000,000**

**(£2,000,000)**

## Property details

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### Key features

- **6 bedrooms**
- **6 bathrooms**
- **4 receptions and office**
- **Kitchen/breakfast room**
- **Detached one bedroom annexe**
- **6450 sq ft**
- **2.4 Acres.**

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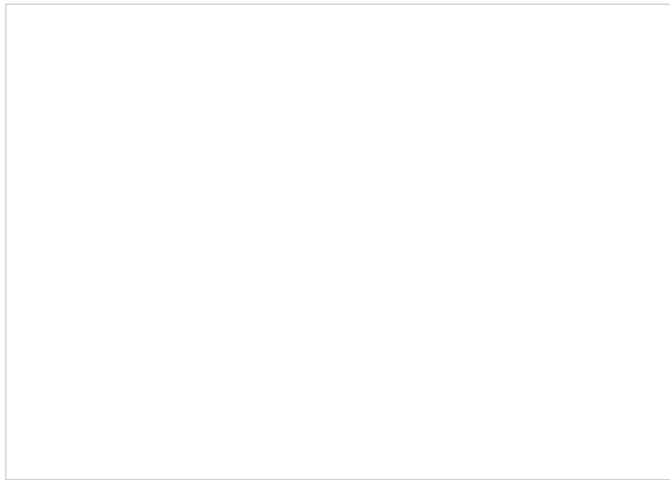
**(£2,000,000)**

## Description

With parts dating from late 15th Century with later extensions, is this impressive, detached family residence. The house has been sympathetically restored highlighting the wonderful character features, blended with modern, contemporary finishes providing a superb environment for family living and entertainment. Set within 2.4 acres of established grounds the property benefits from far-reaching views across neighbouring countryside. Oil fired heating. Mains drainage and water. The property is entered via a spacious and welcoming entrance hall, flooded with natural light and rich in period detail. The impressive front-aspect living room features exposed timbers, a striking red-brick inglenook fireplace with wood-burning stove. An inner hallway leads to the home office, formal dining room, and family room. The family room is a particularly charming and inviting space, showcasing exposed beams and a large arched redbrick fireplace with wood-burning stove. The kitchen/breakfast room is superbly appointed with an extensive range of base and wall units, granite work surfaces, slate flooring, a central island, and a variety of integrated appliances. French doors open directly into the orangery, providing a wonderful space to relax and enjoy views over the gardens. Supporting the kitchen are a separate utility room, boot room, and a further cloakroom/WC. There is a cloakroom/WC in the main entrance hall. A staircase from the kitchen/ breakfast room rises to a first-floor landing providing access to bedrooms five and six, both benefiting from their own en-suite facilities. The central, double-width staircase continues to the truly impressive principal suite, featuring a dramatic vaulted ceiling and a spectacular stained-glass chapel window. The principal bedroom is further enhanced by two dressing rooms and a beautifully appointed en-suite bathroom enjoying views across the gardens. In addition, there is a guest bedroom with built-in wardrobes and an en-suite bathroom, along with a separate family bathroom. A further staircase at the far end of the entrance hall leads to a separate landing, which serves two additional double bedrooms and an en-suite. Outside Externally, the property is set within approximately two acres of stunning, mature, south-facing gardens. Thoughtfully landscaped and meticulously maintained, the grounds provide year-round colour and interest, with expansive lawns, well-stocked flower borders, and an impressive selection of mature trees and fruit varieties. To the rear of the house is a large patio with external mood lighting, ideal for entertaining in all seasons. A particularly notable feature is the substantial natural pond, historically serving as a moat, complete with water fountain and an attractive bridge crossing. Adjacent is a charming summerhouse, offering a peaceful retreat. To the east of the house is a tennis court and a vegetable garden with raised beds and a greenhouse. A detached barn, currently utilised as workshop and storage, offers superb potential for accommodation, subject to obtaining relevant approval. A detached annexe comprises open plan living/dining/kitchen and shower room on the ground floor, with bedroom and additional WC on the first floor. Total plot 2.4 acres. Situation New Hall Farmhouse is set in the heart of the picturesque Hertfordshire countryside, within the highly regarded village of Wareside. This charming rural community is known for its pretty lanes, period homes and strong village spirit, offering an idyllic setting for those seeking peace, space and a connection to nature. Wareside is surrounded by rolling farmland and open countryside, ideal for walking, cycling and enjoying the outdoors, while still benefiting from convenient access to nearby market towns. The historic towns of Ware and Hertford are within easy reach, providing a wide range of shops, cafés, restaurants, leisure facilities and well-regarded schools. Ware also offers mainline rail services into London, making the area popular with commuters looking for a balance between country living and urban accessibility. The village itself benefits from local amenities including a village hall, church and public house, and is well placed for access to the wider road network, including the A10 and M25. Combining a tranquil rural atmosphere with excellent connectivity and nearby amenities. Property Ref Number: HAM-62756 Additional Information Local Authority - East Herts District Council Council Tax Band - HEstate Management Charge - £20 pcm

















# Floor plan

Annexe = 64.5 sqm / 694.3 sq.ft.  
Outbuilding = 93.8 sqm / 1009.6 sq.ft.  
Total = 599.2 sqm / 6449.7 sq.ft.



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# Location

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