

# Hamptons

INTERNATIONAL



## Great Amwell, Ware, SG12

7  6  6 

GUIDE PRICE

**£5,000,000**

**(£5,000,000)**

## Property details

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### Key features

- **Highly desirable location**
- **Set within 2.6 acres of lakeside gro**
- **Total of approximately 8553 sq ft**
- **Reception hall**
- **Open-plan kitchen/breakfast/family**
- **Six reception rooms**
- **Seven double bedrooms**
- **Six bath/shower rooms**
- **Vaulted outdoor kitchen**
- **Entertainment room**

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## Description

A magnificent modern 7 bedroom 6 bathroom country house, presented to an exceptional standard and set within 2.6 acres of lakeside grounds in the highly desirable village of Great Amwell. An impressive country residence, Thrifts House nestles discreetly amongst established, landscaped grounds between Great Amwell and the River Lea. The stately double-fronted property perfectly blends its period charm to the front with contemporary additions at the rear: a house of two halves, it has been extensively improved to an exceptional standard for the modern day. The house sits in a highly convenient setting amongst three acres of stunning grounds, including traditional parkland, landscaped terraces and private gardens for entertaining. To the south and east there are glorious views over Thrifts Lake towards the River Lea, along which there are picturesque footpaths accessible from the door without needing to venture onto any roads. Extending to approximately 8,553 sq ft, this character house has been thoughtfully built and recently updated, combining premium detailing with light, contemporary, yet characterful interiors. Offering complete privacy and seclusion, it provides a peaceful retreat away from the pace of everyday life yet remains within easy reach of local amenities and excellent transport links. Whether for commuting or days out in the capital, the house is well placed for London which can be accessed via a number of local stations or by convenient road links. Beyond the portico entrance, the interiors unfold from an elegant reception hall, creating a grand and inviting first impression. Extensively remodelled over the past two decades to the highest standards, the house offers beautifully balanced accommodation designed for both refined entertaining and relaxed family life. Five generous reception rooms each hold distinct character, where period proportions and retained original features blend seamlessly with meticulous contemporary design. Ample glazed windows frame picturesque views across the gardens and grounds, filling the interiors with natural light. Of particular note is the stunning, thoughtfully designed kitchen, featuring bespoke cabinetry, well-appointed stonework surfaces and integrated Miele appliances. Cleverly zoned to incorporate dining and informal seating areas, it forms the true heart of the house. The kitchen is complemented by a separate laundry room providing excellent storage, while a morning room leads through to the cinema room – perfect for entertaining. The seven bedrooms are arranged across three floors: two within the lower ground floor, a self-contained bedroom suite on the ground floor that's ideal for visiting guests, and four on the first floor including the principal bedroom with dressing room. In total, the house benefits from five well-appointed bathrooms. Outside Thoughtfully considered for entertaining friends and family at home, the gardens are wonderfully secluded and packed with exciting features to suit all occasions. Tucked away to the rear is the main outdoor living space: a secluded spot sheltered by the elevations of the house, it is at once fantastically private and tremendously well lit, with masses of paved stone terrace creating a light backdrop that supports a stunning rectangular pool added. The terrace can be accessed from several points around the house: the kitchen/breakfast room, the ground floor guest suite, and morning room. Separate from the main house in its own private wing, the entertainment room and gym, with its en-suite facilities, offers the opportunity to utilise as an annexe. A seating area, grounded by box topiary, provides ample room for relaxing, and leads to a covered outdoor kitchen with its own built-in pizza oven. The gardens envelop the house, with lawns wrapping around three sides and including a mix of manicured lawn space and more traditional parkland, bordered by mature trees which create a natural privacy barrier. To the front, a driveway sweeps up to the house, with ample parking available directly in front of the original part of the house and separately adjacent to the new garage wing which has internal space for numerous cars and features motorised door shutters. Situation Thrifts House enjoys a discreet, lakeside position between the village of Great Amwell and the larger centre of Ware. The former is a charming and thriving community with a village primary school, a pub and a restaurant, while Ware is a bustling market town located off the A10, with the popular town of Hertford just three miles up the road. Ware offers a best of both worlds setting, surrounded by the beautiful Hertfordshire countryside and the River Lee Navigation, but well connected to London. The local area is rich in green spaces, providing perfect settings for outdoor activities, walks, and family outings. London is just 20 miles away by car and while easy rail access is provided by Ware train station to London Liverpool Street (approx. 45 minutes), from Hertford East station to Liverpool Street (approx. 49 minutes) or Hertford North Finsbury Park/Kings Cross (approx. 35 minutes). Road links are excellent, with convenient access to the A10 and A414 connecting to the M25. International airports include Luton (22 miles), Stansted (20 miles) and London Heathrow (48 miles). The prestigious Presdales Secondary and Sixth Form School for girls plus renowned boarding school, Haileybury College are both within two miles. Further local schooling includes Simon Balle and Richard Hale, which are both

within easy access. There are multiple nurseries and well-regarded primary schools in the area too, including Duncombe, Heathmount and Hertford Prep School. Property Ref Number: HAM-63745 Additional Information Services Mains water and electricity. Oil-fired central heating. Klargester septic tank.

























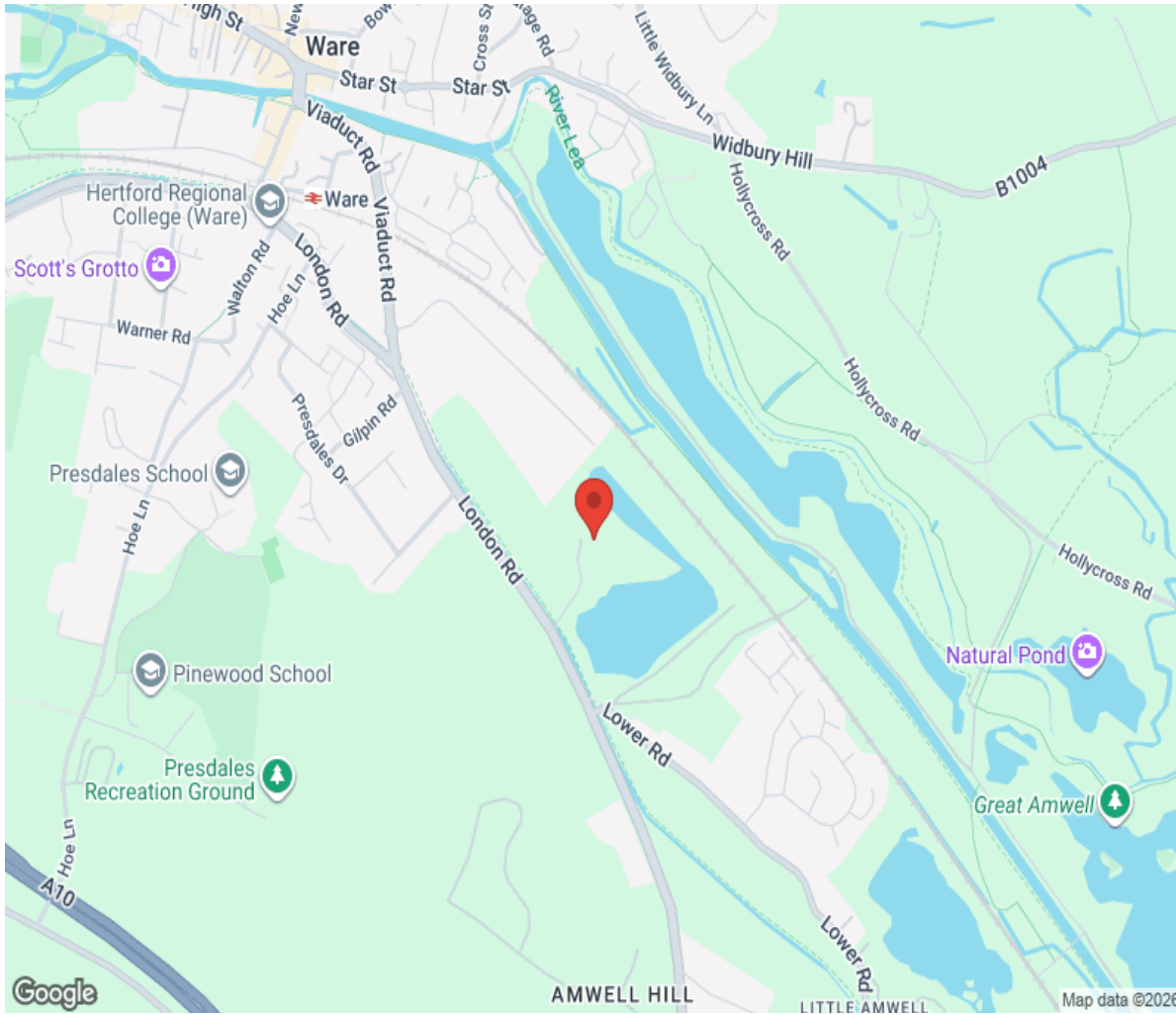
# Floor plan

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# Location



**Hamptons**

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