

- Grade II Listed Period Cottage
- Offering Much Charm & Character
- Picturesque High Street Setting
- Characterful Living Room
- Separate Fitted Kitchen
- Ground Floor Bathroom/WC
- Two Good-Size Bedrooms
- Large Private Rear Garden
- Rarely Available Location

## HIGH STREET, STANDON, NR WARE

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Ensum Brown offer this delightful period cottage located in the high street of this thriving village. Featuring accommodation of much charm including a reception room, separate kitchen, ground floor bathroom, 2 bedrooms and a fantastic rear garden. Rarely available, this is one not to be missed!

GUIDE PRICE  
**£390,000**

Ware  
**01920 412200**

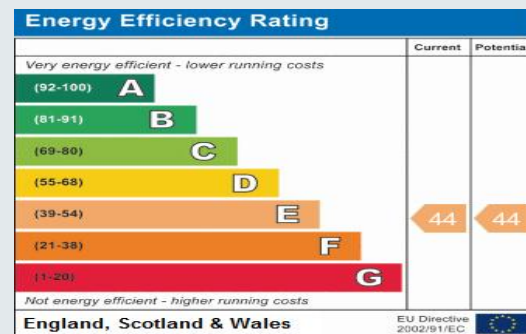
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Written quotations available on request. All loans secured on property. Life assurance is usually required.





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## PROPERTY INSIGHT

Ensum Brown are absolutely delighted to receive instructions as the vendor's choice of sole agent to offer this exceptionally rare opportunity to acquire a delightful two bedroom mid-terrace Grade II listed period property enviably positioned on a good-size plot in the pretty and quaint sought-after village of Standon. Having been lovingly refurbished and professionally modernised in recent years, this is an opportunity not to be missed and we strongly advise an internal viewing to fully appreciate all that this cottage offers.

Upon the approach to the house it offers great kerb appeal being set back from the high street and overlooking the village green. Once inside you are greeted by a welcoming entrance hall which is open to the characterful living room positioned perfectly overlooking the pretty high street and featuring an exposed red brick fireplace with inset log burner, this is the perfect room to relax and unwind. This room also benefits from wood flooring, sash window to the front aspect with radiator underneath and a fitted bookcase with storage and wall light points under.

Moving through the re-fitted kitchen, this room is a real delight and blends in perfectly with the cottage style. Benefiting a range of contemporary style high gloss cream wall and base units complemented by tasteful wooden worksurfaces along with aluminium splashbacks and surrounds. There is a charming fireplace offering an inset space for a range style cooker as well as space for a slimline dishwasher. A built-in pantry is accessed via the original pine panelled door. The staircase to the first floor accommodation is accessed via this room and a door also gives access to a handy utility area.

The utility/lobby area houses the Worcester gas central heating boiler which supplies the domestic hot water and radiators, there is also plumbing for a washing machine. A door then leads into the re-fitted bathroom which has been stylishly designed with a three piece white suite including an enclosed bath with glass mosaic tiling, corner wash hand basin with storage cupboards and shelving over and low level flush WC. Also featuring fully tiled walls, tiled flooring, an obscured glazed window to the rear aspect and a chrome wall-mounted heated towel rail.

Going upstairs, the first floor landing is bright and airy with a glazed window to the rear aspect overlooking the rear garden, fitted carpet and doors leading off to the two bedrooms.

The principal bedroom is positioned at the front of the house offering wall-mounted TV point, fitted carpet, radiator, sash window to the front aspect overlooking the village green and high street plus an exposed red brick fireplace with Victorian style cast iron fireplace. Bedroom two is located at the rear of the house and overlooks the rear garden via the sash window, this is a good size room with fitted carpet, radiator and built-in wardrobes.

Externally, the larger than average rear garden is a particularly fine feature of this delightful property. Commencing with a shingle courtyard area and decking that provides a lovely private area for alfresco dining in the warm summer months. There is also gated side access from the neighbouring properties. The garden then extends to in excess of 100' and is well screened on both sides by mature hedges. The garden is mainly laid to lawn and to the immediate rear there is a recently replanted flower bed, timber garden store and rear patio beyond which there are steps up to a wooded area that eventually backs on to neighbouring paddocks with lovely rooftop views across Standon and the neighbouring countryside.

This rarely available home won't be available for long, please contact us to arrange your accompanied viewing - we can promise you that you won't be disappointed.

## LOCATION - STANDON

The picturesque villages of Standon and Puckeridge sit just a ten minute drive of Ware offering a real sense of community as well as excellent amenities and services within the village itself. Just to name a few you have a doctor's surgery, post office and shop, mobile library service, several village pubs and the 'China Garden' restaurant, groups such as Cubs, Beavers and Scouts and of course you have an outstanding nursery and primary school.

Nearby, the beautiful market town of Ware, Hertfordshire, is one of the oldest continuously occupied sites in Europe, dating back to the Mesolithic period, around 4000BC. Today, Ware is a bustling market and riverside town with a population of around 19,000.

Ware is located off the A10, with the popular town of Hertford just 3 miles up the road. The town is one of the areas most popular and you really do have the best of both worlds, surrounded by the beautiful Hertfordshire countryside, but well connected to London. If you are a commuter or just like to have regular day trips to London you are just 20 miles away by car and with very easy access by Ware train station to London Liverpool Street (approx. 45 mins) or if you prefer from Hertford East station to Liverpool Street (approx. 49 mins) or Hertford North Finsbury Park/Kings Cross (approx. 35 mins).

