

**2 Rose Meadow Dassels**  
**Ware, SG11 2RS**  
**Offers in excess of £799,999**

**ma**  
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## 2 Rose Meadow Dassels Ware, SG11 2RS

We are delighted to bring to market this beautifully appointed detached family home, set within the peaceful, highly regarded and sought-after hamlet of Dassels, Braughing.

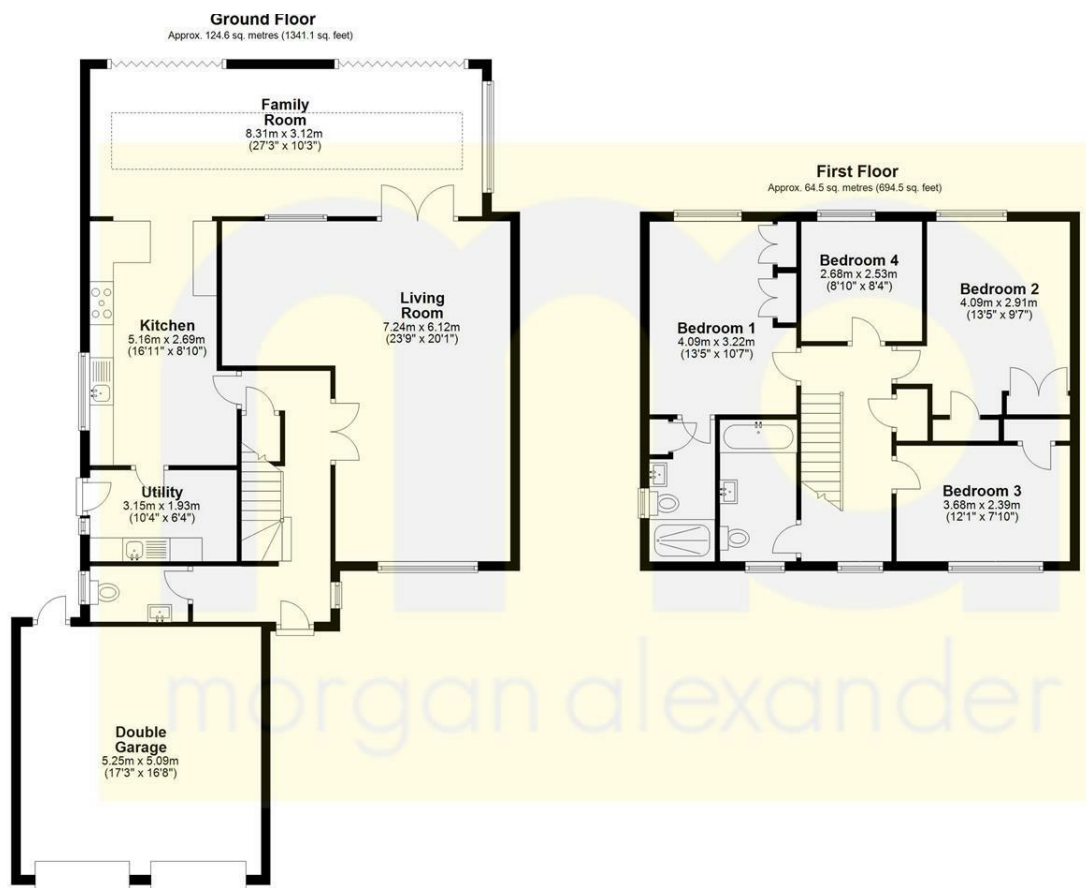
Built approximately 35 years ago, the property has been thoughtfully improved and extended by the current owners, resulting in a superb and versatile family home. It forms part of an exclusive private road of just eight detached houses, all of which enjoy ownership of the private green with far-reaching views over open farmland.

The property enjoys a wide frontage, and on arrival the front door opens into a generous entrance hall featuring Brazilian slate flooring with underfloor heating, a ground-floor cloakroom/WC, and a staircase rising to the first-floor landing.

The principal ground-floor living space is an impressive, spacious family room with bi-folding doors and windows opening onto the rear garden. Highlights of this room include Brazilian slate flooring with underfloor heating, a UV smart-glass roof with electric opening windows and blinds, and fitted manual blinds to the bi-folds. This room flows seamlessly into the kitchen and also benefits from oak bi-folding doors leading through to the living room.

The kitchen offers an excellent range of wall and base units topped with granite work surfaces and fitted with Neff appliances, including a five-zone induction hob with stainless steel extractor, an integrated double oven, single oven, dishwasher, microwave, warming drawer. Like the family room, it features underfloor-heated Brazilian slate flooring and has access to the utility room.





Total area: approx. 189.1 sq. metres (2035.6 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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**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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