

**2 White Horse Mews**  
**Ware, SG11 1FF**  
**Offers in excess of £475,000**

**ma**  
morgan alexander





## 2 White Horse Mews Ware, SG11 1FF

Set within White Horse Mews, this new-build cottage offers countryside charm with cutting-edge eco-tech. Externally, it respects rural Hertfordshire's heritage; internally, it delivers contemporary comfort with underfloor heating throughout, an air source heat pump, solar panels with battery storage, and an EV charging point – all contributing to ultra-low energy costs (just £610 p.a. quoted by Octopus Energy).

The ground floor includes a concrete thermal slab, oak-floored living room, stylish WC, and a shaker-style Symphony kitchen with stone worktops and integrated appliances, plus a utility room. Upstairs, both double bedrooms have their own en-suite bathrooms, complete with Hansgrohe fittings and Puranas sanitaryware.

Externally, there's a private garden and two parking spaces. Every detail is crafted for low-maintenance, high-comfort living.

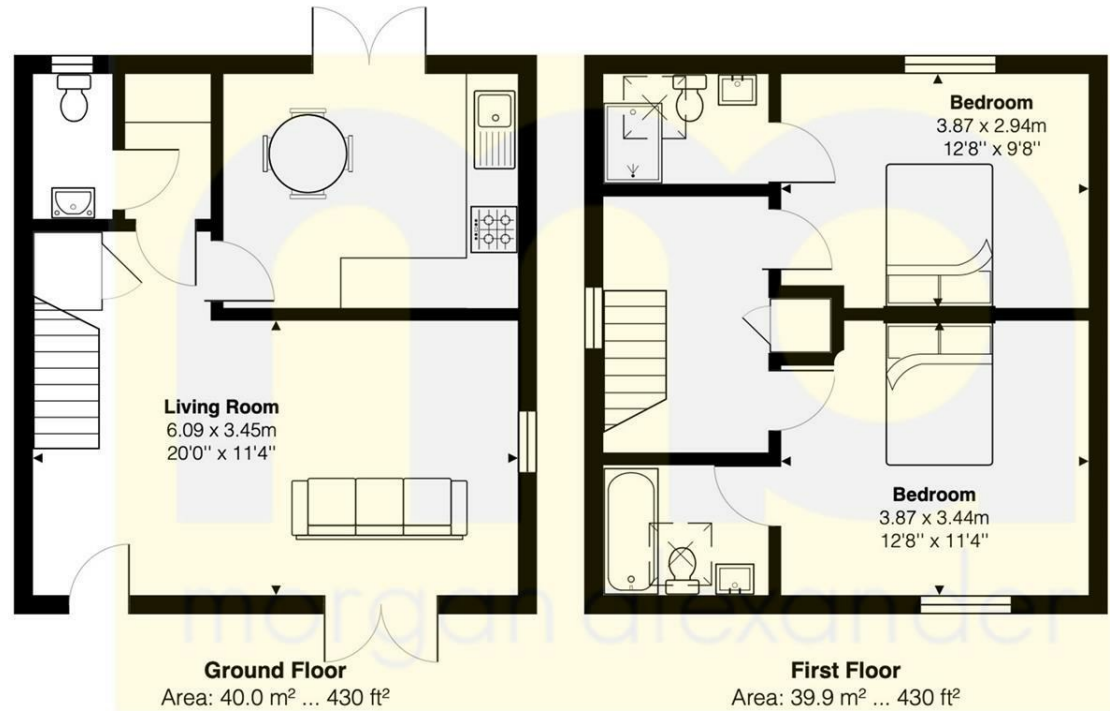
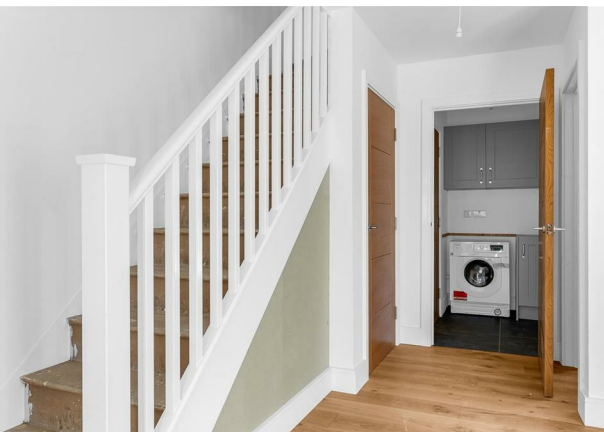
### About the Development:

White Horse Mews is a secure, private development by a respected local builder, combining traditional craftsmanship with high-performance design. Only three homes remain.

### Location – High Cross:

Rich in history and rural charm, High Cross offers excellent access to Ware (4 miles), Hertford (7 miles), and Stansted Airport. Amenities and independent shops are nearby, and Hanbury Manor Golf & Spa Resort is just 2 miles away. Top-rated schools including St Edmund's and Duncombe are also close.





Total Area: 79.8 m<sup>2</sup> ... 859 ft<sup>2</sup>

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		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

**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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