

Broadoaks Ware Park
Ware, Hertfordshire SG12 0DX
Guide price £2,750,000





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Broadoaks is a substantial and well-balanced detached family home of approximately 5,155 sq ft, set behind private electric gates on a superb plot with far-reaching views across open farmland and its own private tennis court. Built just over 40 years ago and offered to the market for the first time since new, it is a rare opportunity that reflects both the quality of the house and the exceptional nature of its setting.

A sweeping gated driveway provides generous parking and access to the integral double garage. Inside, the accommodation is spacious, well-proportioned and thoughtfully arranged. A large entrance hall with feature staircase sets the tone, leading to a range of versatile reception rooms including a dual-aspect living room with bay window, French doors to the garden, inglenook-style fireplace and adjoining dining room. Additional ground-floor spaces include a family room, study, fitted home office and cloakroom/WC.

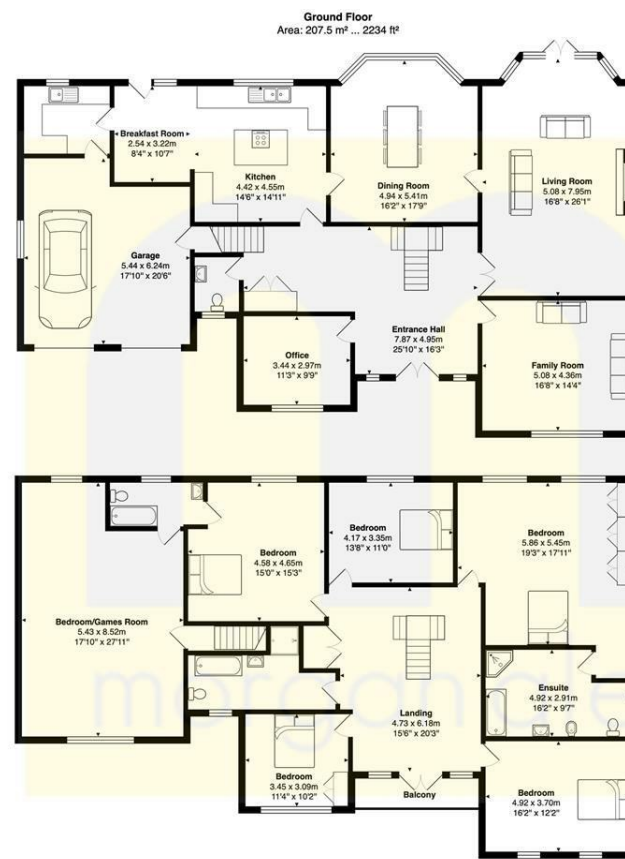
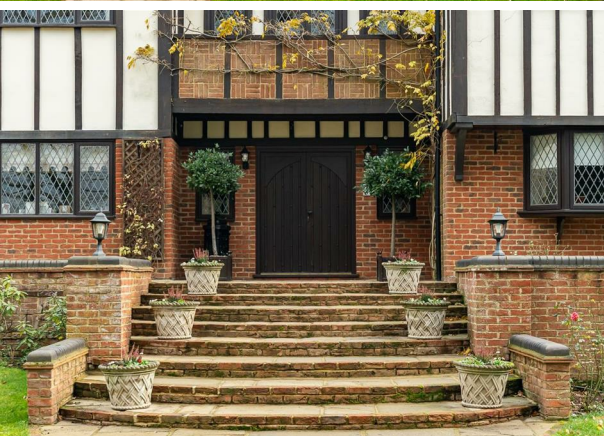
The kitchen/breakfast room overlooks the garden and opens to a relaxed seating area with direct outdoor access, with a utility room beyond and internal access to the garage. Upstairs, a generous landing opens onto a balcony with countryside views and serves all bedrooms. The principal suite includes fitted wardrobes and an en-suite, while a guest bedroom also benefits from an en-suite and connects to the games room/bedroom six. Three further bedrooms and a family bathroom complete the accommodation.

The games room/bedroom six is accessed via its own independent staircase and offers exceptional flexibility, suitable for use as a home office, cinema room, studio or potential annexe, subject to requirements.

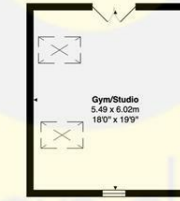
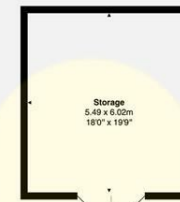
The mature gardens are private and beautifully established, with terraces, expansive lawns and a peaceful outlook. To the rear lies the tennis court, ideally positioned to enjoy uninterrupted views. A double-storey barn-style outbuilding provides workshop and storage space below, with a home gym above.

Located within the highly regarded





Outbuilding Ground Floor
Area: 33.0 m² ... 355 ft²



Outbuilding First Floor
Area: 33.1 m² ... 356 ft²

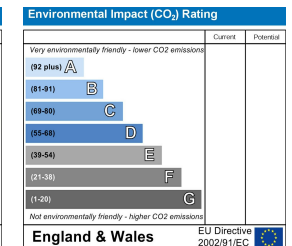
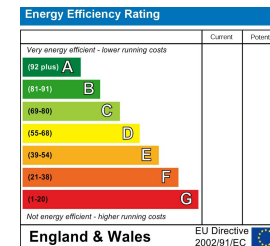
First Floor
Area: 205.4 m² ... 2211 ft²

Total Area: 479.0 m² ... 5155 ft²

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