

1 Widbury House, Widbury Hill
Ware, SG12 7QE
Guide price £955,000

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1 Widbury House, Widbury Hill Ware, SG12 7QE

Thoughtfully styled and carefully improved by the current owners, this charming home blends period character with practical modern living, all set within an enchanting walled garden.

A canopied porch opens into a striking sitting room with bay window, fitted seat and storage, additional front window, feature fireplace with log burner and wooden flooring. Double doors lead into the dining room with front aspect window and stairs down to the basement.

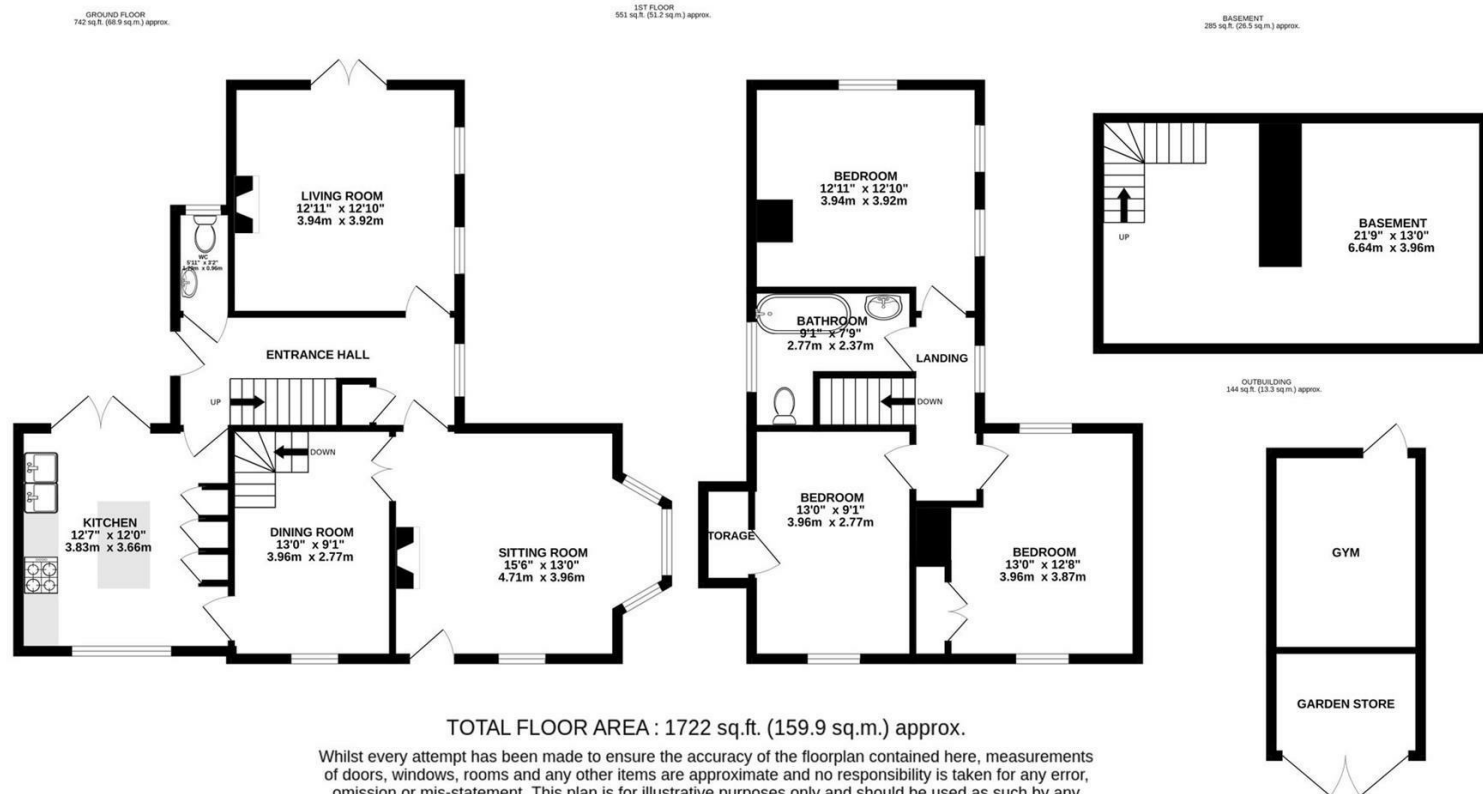
The kitchen breakfast room is generous, bright and sociable, fitted with contemporary units, granite worktops and tiled flooring. A front window and French doors open onto the garden patio, ideal for everyday living and entertaining.

An inner hallway gives access to the cloakroom and WC, understairs storage, the garden and stairs to the first floor. To the rear, the living room enjoys side windows, a cast iron fireplace with built in shelving to the chimney recesses, wooden flooring and French doors to the garden.

Attention to detail is evident throughout, complemented by double glazed sash windows and doors. The staircase with carved balustrades rises to a light filled landing.

Upstairs are three well proportioned bedrooms. The principal bedroom to the rear has dual aspect windows with views across the surrounding countryside, with the remaining bedrooms served by a well appointed family bathroom.





TOTAL FLOOR AREA : 1722 sq.ft. (159.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

PROPERTY MISDESCRIPTIONS ACT 1991

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