



AN AMAZING OPPORTUNITY TO PURCHASE YOUR OWN NEW LUXURY COUNTRY HOME OF OVER 6600 SQ FT IN THE SOUGHT AFTER HAMLET OF WELLPOND GREEN (SUBJECT TO BUILD)

WELLPOND GREEN, WARE, HERTFORDSHIRE

Guide Price £2,500,000, Freehold



HOUSE AT KASTEEL, WELLPOND GREEN WARE

Master bedroom with dressing room and ensuite • 4 further double bedrooms with ensuite • 3 reception rooms • CGI used • Large kitchen/dining room • Grand entrance hall • Detached garage block • Mature gardens and grounds of approximately 1 acre • Sought after village location

Description

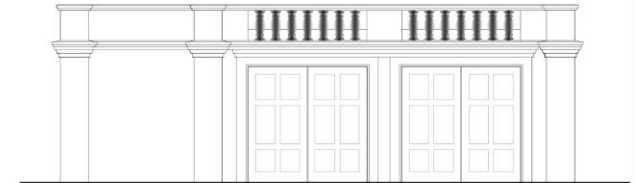
A fabulous rare opportunity to have your own luxury house built to the current Planning Permission as detailed. The cgi and drawings illustrate the substantial English country house to be constructed over 6600 sq ft set in delightful established gardens. Positioned in the heart of beautiful countryside in the hamlet of Wellpond Green.

Planning reference: 3/17/1900/FUL - East Herts District Council. Full plans and drawings available on request.

The hamlet of Wellpond Green is a highly regarded area well known for its outstanding beauty and mix of exclusive homes. Local facilities are available at the nearby villages of Much Hadham and Standon which offer a butchers, bakers, a convenience store and public houses. The market towns of Bishop's Stortford and Hertford offer multiple shopping and sporting facilities, schooling for all ages and main line railway stations.

A10 approximately 2.6 miles, Bishop's Stortford approximately 6.5 miles with trains to London Liverpool Street in 38 minutes, Stanstead Airport approximately 8 miles, Cambridge approximate 36 miles.

From Bishops Stortford proceed west on the A120 and pass through the Little Hadham traffic lights. Pass Howe Fencing on your right and take the next left turn, follow this country lane until you reach a 'T' junction, turn left. The road will turn 90 degrees right and Kasteel will be found a short distance along on the left.



Viewings strictly by appointment

Tenure
Freehold

Local Authority
East Hertfordshire Council

Viewing
Strictly by appointment with Savills.



FLOORPLANS

Gross internal area: 6600 sq ft, 613.2 m²

Kasteel, Wellpond Green, Standon Ware

Approximate Gross Internal Floor Area
Main House = 614 sq.m./6,608 sq.ft.
Outside = 33 sq.m./357 sq.ft.
Garage/Store = 67 sq.m./718 sq.ft.
Total = 714 sq.m./7,683 sq.ft.



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

Bishops Stortford RDS

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