



A beautifully presented characterful home

The Nook, Upwick Green, Albury, Ware, Hertfordshire, SG11 2JX

Freehold



Partly thatched cottage with charming original character

- Beautifully tended landscaped gardens
- Gated private driveway and newly constructed garage

Description

The Nook at Upwick Green has been in the same ownership for some time during which the current residents have upgraded and improved not only the layout of the house but also the infrastructure, including heating and electrical systems.

On the ground floor, the entrance hallway opens into the main reception areas with a staircase to the first floor and a ground floor guest cloakroom/shower room. The kitchen/breakfast space is a vaulted room with exposed timber beams to the walls and the ceiling with a range of custom built, traditionally styled wall and base units, integrated appliances and Rayburn stove. To the other side of the house there is a well-proportioned drawing room, with double aspect and inglenook style fire place and a wood burning stove. This room enjoys beautiful views over the gardens which envelop the house. Finally on the ground floor there is a fitted study and a large utility room/ boot room.

Moving upstairs the house is currently configured with three bedrooms; the master bedroom enjoys an en suite shower room/WC. Outside the gardens extend to around 0.68 acres (aprx.) and envelop the house on both sides. There are delightfully landscaped lawns

with flower and shrub borders plus various specimen trees dotted amongst the grounds. The house enjoys some lovely views over the countryside to the rear. A large garden store is linked to the house via an extensive paved patio providing a private barbeque and seating area.

To the side of the house there is a self-contained annexe which is newly converted to provide an open plan reception with kitchen and a bedroom with a wet room facility.

A custom-built red cedar garage is to the side of the annexe; an oversized space for two reasonably sized cars and a high vaulted ceiling, providing plenty of storage. This oak framed structure has a variety of different uses depending on the buyers requirements.





Local Info

The hamlet of Upwick Green is located between Little Hadham and Patmore Heath and is well positioned for access to the A120 to the South, giving access to Bishop's Stortford and the M11 (junction 8) to the East, and the A10 serving Cambridge and London to the West. The nearby villages of Farnham and Little Hadham provide excellent local primary schools with the larger town of Bishop's Stortford providing a further selection of both state and private schooling for all ages.

Agents Comments

"I really love the fact that this place is tucked away on the edges of countryside yet a few minutes from facilities. The skill and care taken to offer modern day living within such a characterful exterior really is second to none."

Directions

From the A120 heading West towards Buntingford from Bishop's Stortford, turn right at the set of traffic lights at Little Hadham towards Albury. Approximately a mile and a half along this road turn right (signposted Upwick Green). Continue along this road where the house will be found on the left after a short distance.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.



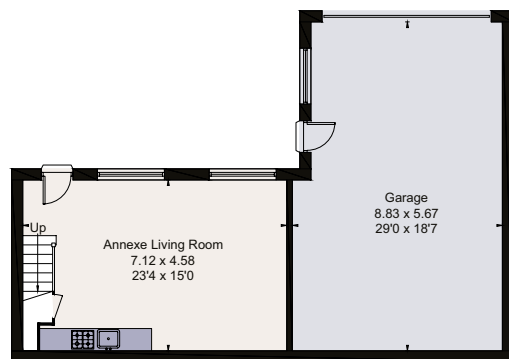
The Nook, Upwick Green, Albury, Ware, Hertfordshire, SG11 2JX
Approximate Floor Area 258 sq m / 2784 sq ft



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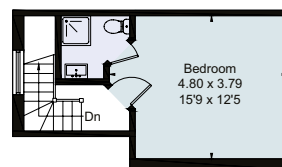
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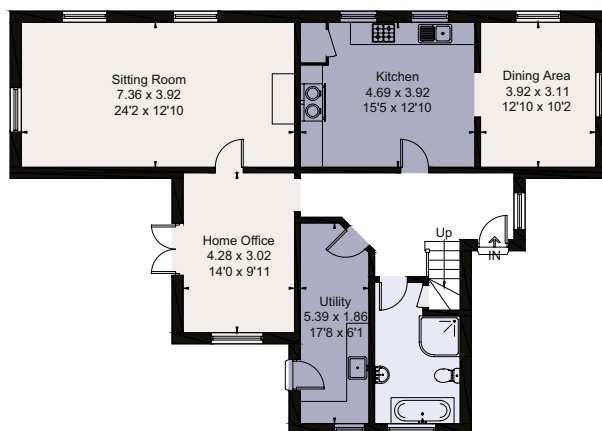


(Not Shown In Actual Location / Orientation)

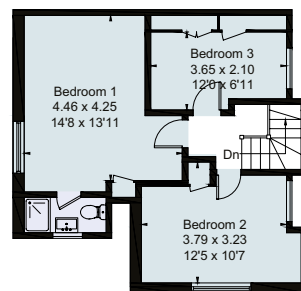
Outbuilding - Ground Floor



Outbuilding - First Floor



Ground Floor



First Floor

For identification only. Not to scale. © 190830HT

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