












Kings House, 5 Poles Park

Hanbury Drive, Ware

An attractive double-fronted Jacobean-style five bedroom property with heated swimming pool.

A handsome family home offering generously-proportioned accommodation and quality fixtures and fittings throughout. It is in an exclusive gated development in a quiet no through road within the grounds of Hanbury Manor Hotel and Golf/ Country Club, within a 'long iron' of the first tee and near to the local village.

 4 RECEPTION ROOMS	 5 BEDROOMS	 4 BATHROOMS
 TRIPLE GARAGE	 GARDEN	 FREEHOLD
 RURAL/ VILLAGE	 4,855 SQ FT	 GUIDE PRICE £2,850,000 OIEO



The property

Built in 1996, Kings House is an imposing Jacobean-style detached family home that has been sensitively extended to provide almost 4,900 sq ft of light-filled, flexible accommodation arranged over two floors. Designed to offer an elegant and practical environment for both family life and entertaining, the interiors feature high ceilings, a neutral décor throughout, top-quality sanitaryware, and a mix of polished marble and porcelain flooring across the ground floor, including gas underfloor heating.

The layout flows from a welcoming reception hall with useful storage, a cloakroom, and an impressive imperial staircase rising to a galleried landing. Living spaces include a triple-aspect drawing room with a front-aspect bay window, feature fireplace, and French doors to the rear terrace; a living room with fitted display storage; and a dual-aspect dining room, also with French doors to the terrace. At the heart of the home is a kitchen/breakfast room featuring an

exposed brick ingle fireplace, bespoke Clive Christian wall and base units, a large central island with breakfast bar, complementary granite work surfaces, and space for a sizeable table for informal meals. This space also includes bi-fold doors spanning the full width of the rear aspect, a door to the integral triple garage, and an interconnecting fitted secondary kitchen. A rear hallway with a second cloakroom opens off the kitchen and leads to a rear-aspect study with French doors to the garden.

On the first floor an octagonal-shaped galleried landing opens to a principal bedroom with fitted dressing room and a fully-tiled en suite bathroom with rainfall shower and full air conditioning. Also a rear aspect double bedroom with fitted storage, en suite bathroom and double doors to a private 40ft terrace. Three further double bedrooms, all with fitted storage and one with an en suite bathroom, and a luxurious family bathroom, complete the facilities.



Outside

Poles Park is entered through automatic security gates and well-maintained communal grounds, two sets of further electric double gates opening to the property's in-and-out block-paved driveway which provides private parking and gives access to the integral triple garage with electronically operated roller doors. Backing onto the golf course overlooking the first tee, the generous manicured garden to the rear is laid mainly to level lawn bordered by mature hedging and features a heated swimming pool with paved surround and an adjacent pool house, a further summer house and paved terraces including significant garden lighting. The whole is ideal for entertaining and al fresco dining. The property also benefits from substantial security cameras, alarms and lighting.

Location

Located adjacent to the River Rib, Thundridge village has a church, community hall, village store, café, garage, primary school, pubs and sporting clubs. The market town of Ware offers a wide range of day-to-day amenities and an appealing café bar culture. Hertford and Welwyn Garden City offer more extensive shopping, recreational, leisure and service facilities. Hanbury Manor offers a championship golf course a spa, indoor heated pool and first class gym as well as Tennis and other hotel facilities. The East Herts, Whitehills and Brickendon golf clubs are nearby and the area offers a wide range of riverside footpaths. Communications links are excellent: the A10 provides easy access to the M25, London and Cambridge, the A1(M) gives further access to the motorway network and Ware station (2.3 miles) offers fast and regular services into central London.



Distances

- A10 (Great Cambridge Road) 0.6 mile
- Thundridge 0.7 mile
- Ware 1.8 miles
- Hertford 5.2 miles
- A1(M) (Jct 7) 11.0 miles
- Welwyn Garden City 11.2 miles
- London Stansted Airport 18.8 miles
- Central London 35.2 miles

Nearby Stations

- Ware 1.7 miles
- Hertford East Station 2.9 miles
- Hertford North Station 3.5 miles

Key Locations

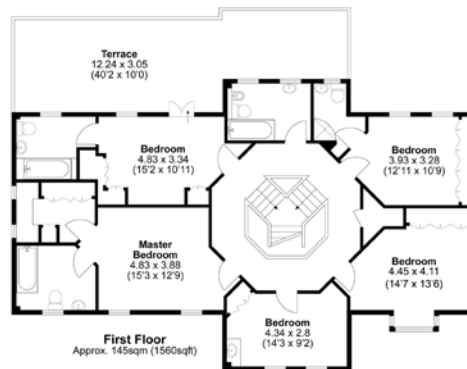
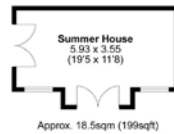
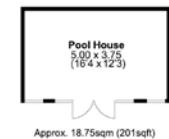
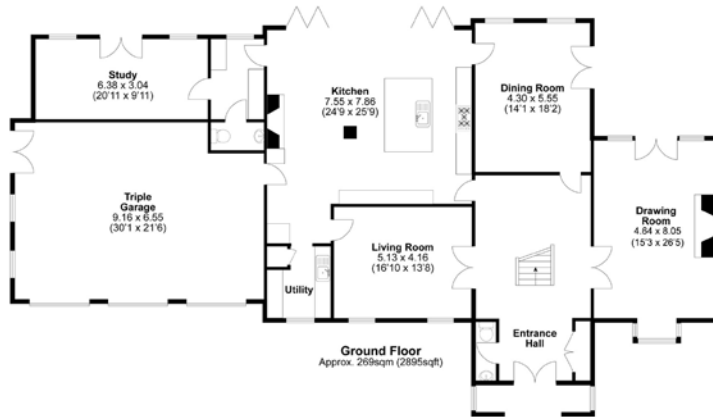
- Panshanger Park
- Lee Valley Country Park
- St. Albans (historic cathedral city)
- Knebworth House

Nearby Schools

- Haileybury
- Heath Mount
- St Edmund's College
- Queenswood
- The Chauncy
- Presdales
- Duncombe
- Mill Mead
- Simon Balle All-Through
- Morgans Primary School & Nursery
- St Joseph's Catholic Primary
- St Joseph's in the Park
- Hollybush Primary
- Bengoe Primary
- Abel Smith
- Richard Hale



KINGS HOUSE



TOTAL FLOOR AREA: 4855 sq.ft. (451 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.
Property marketing by pixels.co



Floorplans

Main House internal area 4,855 sq ft (451 sq m)
For identification purposes only.

Directions

SG12 0UD

what3words: ///such.rail.resist - brings you to the driveway

General

Local Authority: East Herts District Council

Services: Electricity, gas, mains water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band H

EPC Rating: C

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

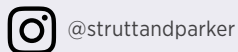
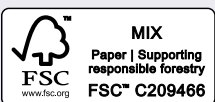
Cuffley

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