

Grove Barn, Chapel Lane, Ware
SG11 2AB
Asking Price £1,299,995

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Grove Barn Chapel Lane, Little Hadham, Ware, SG11 2AB

Set within an approximate one-acre plot, this exceptional detached Grade II listed barn offers a superb balance of historic character and refined contemporary living, surrounded by open countryside and far-reaching rural views. Beautifully appointed throughout, the property displays an abundance of exposed beams and original features, seamlessly complemented by high-quality finishes. The ground floor accommodation is both generous and versatile, featuring a stunning rear living room enjoying uninterrupted views over the garden, and an impressive central dining hall with dramatic vaulted ceilings and a feature wood-burning stove. Further ground floor highlights include a beautifully appointed kitchen/dining room, separate utility room, cloakroom, additional reception room, and a study ideal for home working. A well-proportioned ground floor bedroom with en-suite shower room completes the accommodation on this level. The first floor is a particularly notable feature, accessed via two independent staircases forming a galleried landing overlooking the dining hall. One wing is dedicated to the luxurious principal suite, complete with a stunning en-suite bathroom, while the second wing provides three further bedrooms, an additional en-suite, and a family bathroom. Externally, the property enjoys a private and secluded setting, with beautifully maintained grounds, carport and driveway parking, and uninterrupted views across rolling countryside, offering a true sense of tranquillity and exclusivity.

Nestled in a peaceful rural setting yet perfectly placed for everyday convenience, Grove Barn benefits from superb connectivity and local amenities. The historic market town of Bishop's Stortford is just a short drive away, offering an excellent range of independent shops, cafés, restaurants and character pubs, alongside regular street markets and leisure facilities. For commuters, Bishop's Stortford train station provides frequent services into London Liverpool Street in under 40 minutes and links to Cambridge and Stansted Airport, making this a highly desirable location for city access. Families are well served with a strong selection of primary and secondary schools in the area, including highly regarded state and independent options such as Bishop's Stortford College. The village is also home to Little Hadham Primary School, rated Outstanding in all areas by Ofsted in 2025 and Church End offers everyday conveniences including Little Bees Nursery, CrossFit Huntsman, and Fire and Strength Gym. With quick access to the M11 and M25, excellent transport links and a thriving local community, this location perfectly blends countryside tranquillity with modern convenience.



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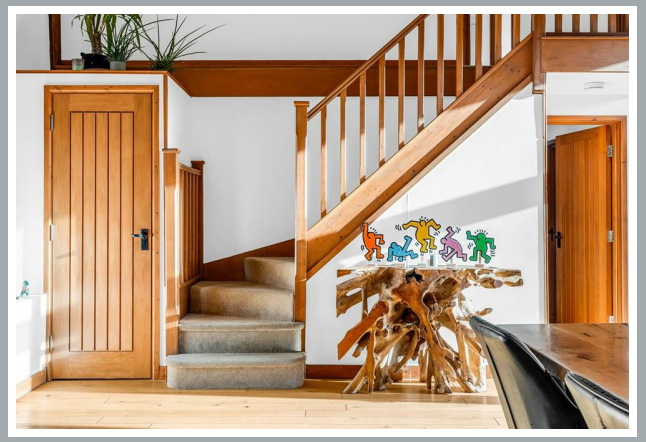




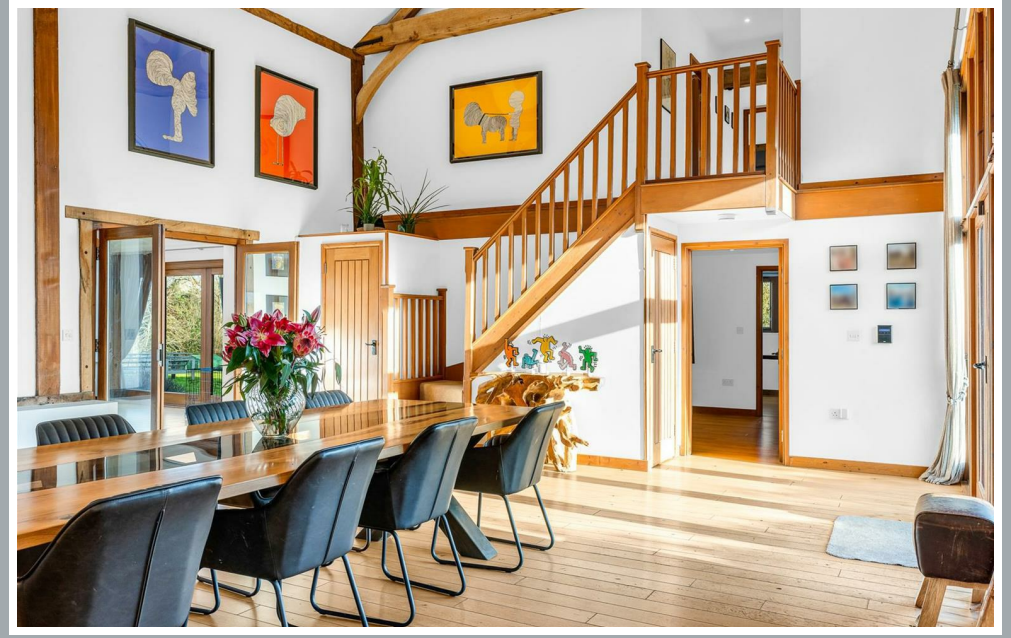


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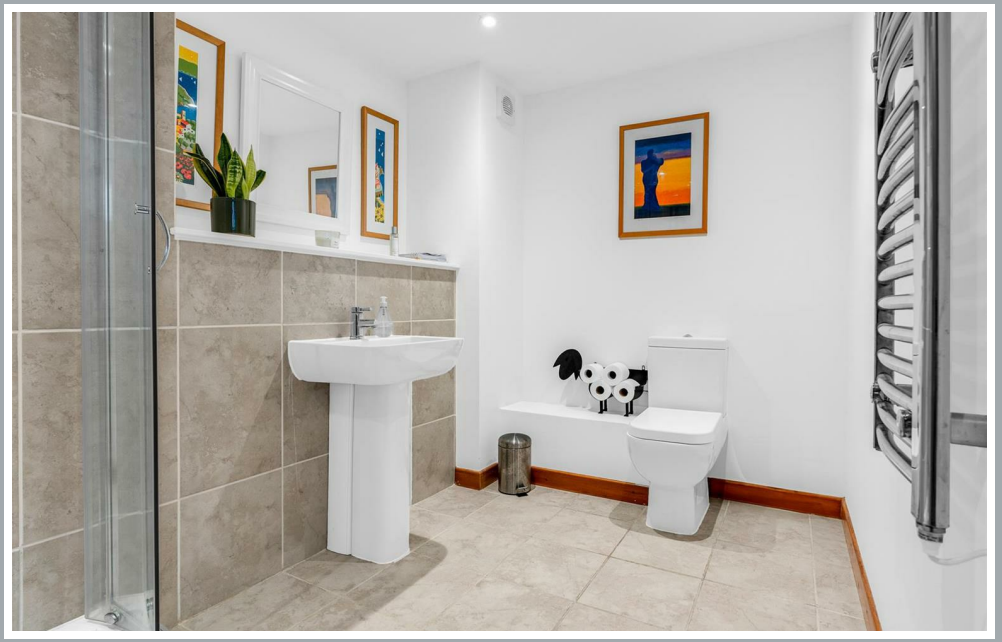


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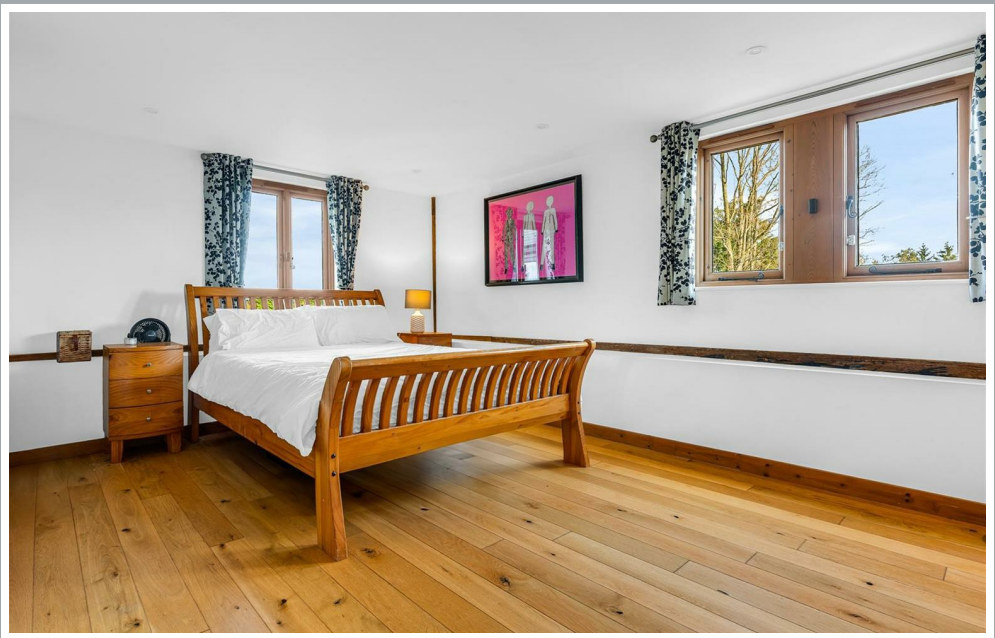








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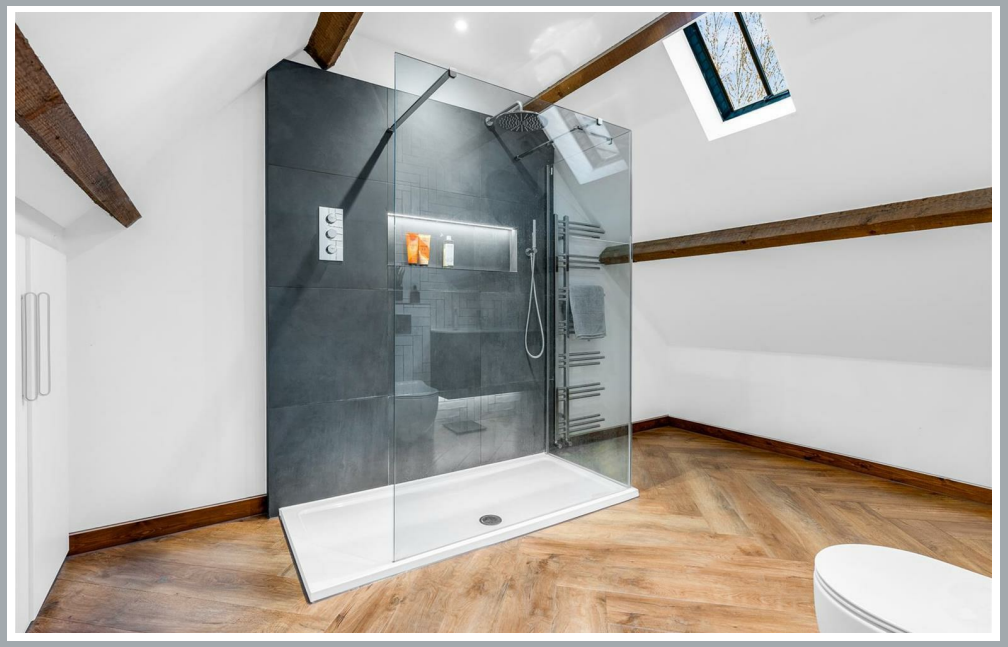




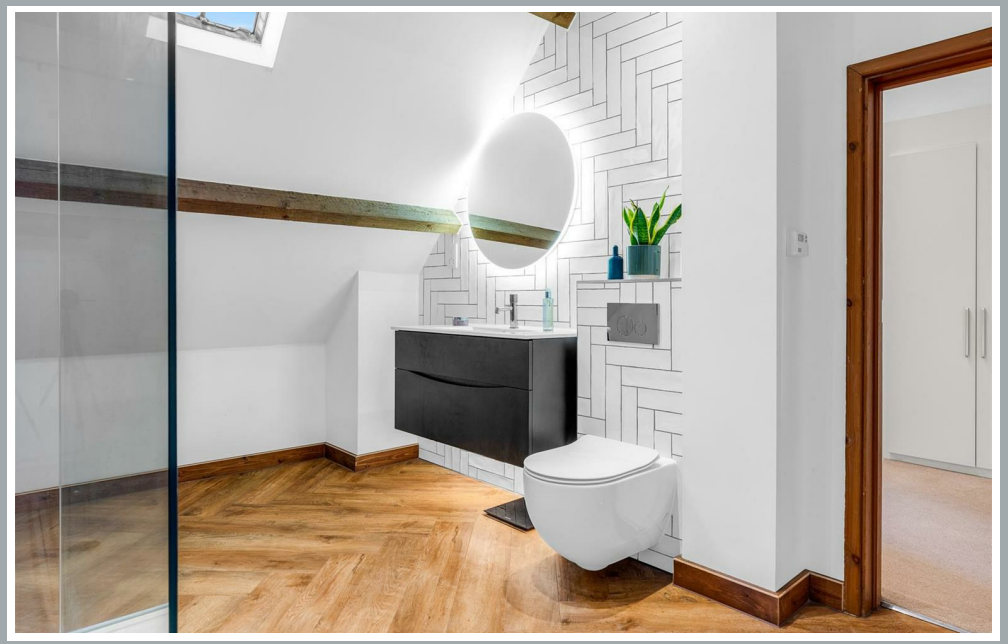




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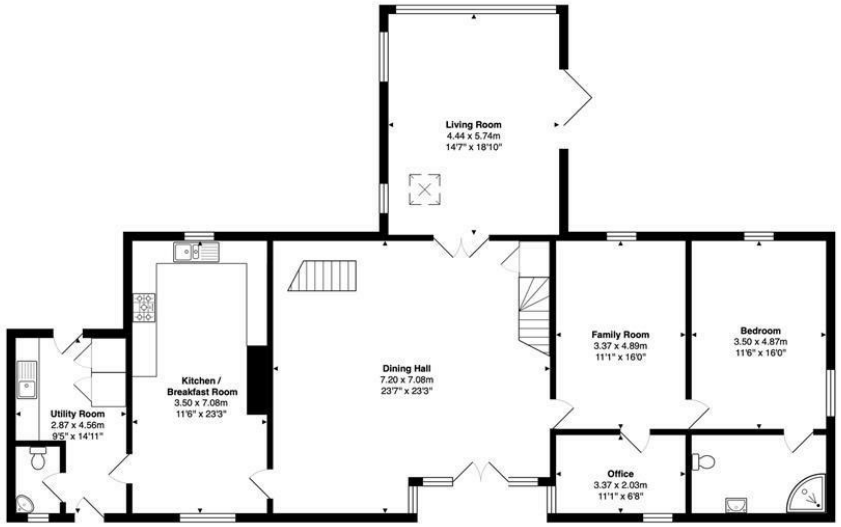
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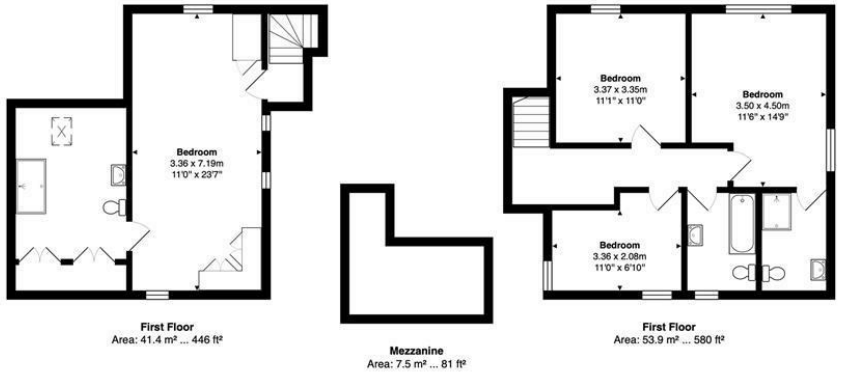




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Ground Floor
Area: 164.2 m² ... 1767 ft²



First Floor
Area: 41.4 m² ... 446 ft²

Mezzanine
Area: 7.5 m² ... 81 ft²

First Floor
Area: 53.9 m² ... 580 ft²

Total Area: 267.0 m² ... 2873 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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