



Dane End House

Hertfordshire

Carter Jonas

**Dane End House
Munden Road
Ware
Hertfordshire
SG12 0LR**

A character-rich Grade II Listed house with extensive grounds.

Dane End House provides a Grade II listed property and associated grounds in a peaceful setting, on the edge of the village of Little Munden.

In all extending to 15.10 acres (6.11 ha).

For sale by private treaty as a whole.



Location

Situated on the edge of the village of Little Munden, Dane End House is circa 5.86 miles east of the town of Stevenage and 8.6 miles west of Bishop's Stortford.

The A10 and A602 are nearby, and access to the A1 leading to London can be gained from Junction 7, around 6 miles from the property.

Property

Dane End House is a truly outstanding home boasting a rich history, exceptional grounds and an abundance of character.

This Grade II listed property enjoys a peaceful setting in the quaint village of Little Munden, which is positioned only 40 miles north of central London. Enjoying around 16 acres, 11,764 sq.ft in the main house, an array of outbuildings, a tennis

court, swimming pool and pool-house.

The captivating history includes that Dane End House was once the home of Lord William Gladstone for over 30 years, which isn't surprising when you experience the grandeur the property has to offer.



Dane End House

Ground Floor

Offering a rather grand entrance with a stunning view across the formal parking area and front lawn, the entrance hall enjoys a formal foyer, which then leads to a corridor leading to lots of the reception rooms. The ground floor comprises six reception rooms, a kitchen/breakfast room, utility room, cloakroom, inner hall and pantry, that said, there are clear focal points amongst the vast accommodation.

The sitting room offers almost unrivalled grandeur with high ceilings and natural light in abundance from the sizeable windows and French doors. The view is also wonderful, looking across the terrace and swimming pool area. The dining room is equally as impressive, as is the snooker room and drawing room, all of which enjoying their own enjoyable view into certain aspects of the grounds.

First Floor

Mirroring the ground floor quite impressively, the first floor offers an array of impressive and sizeable bedrooms; six in fact. Three of these bedrooms have ensuite facilities and there are two additional bathrooms serving the remaining three bedrooms on this floor.

There are three bedrooms that particularly stand out; the principal bedroom which offers grandeur through the size, features and stunning views across the rear grounds. The other two stand-out bedrooms are each sizeable, also with ensembles and far-reaching garden views.

There is a staff quarters on the first floor, which is self-contained so will offer versatility with the potential to be an annexe or guest accommodation. This space

comprises a sitting room, kitchen/dining room and a bedroom.

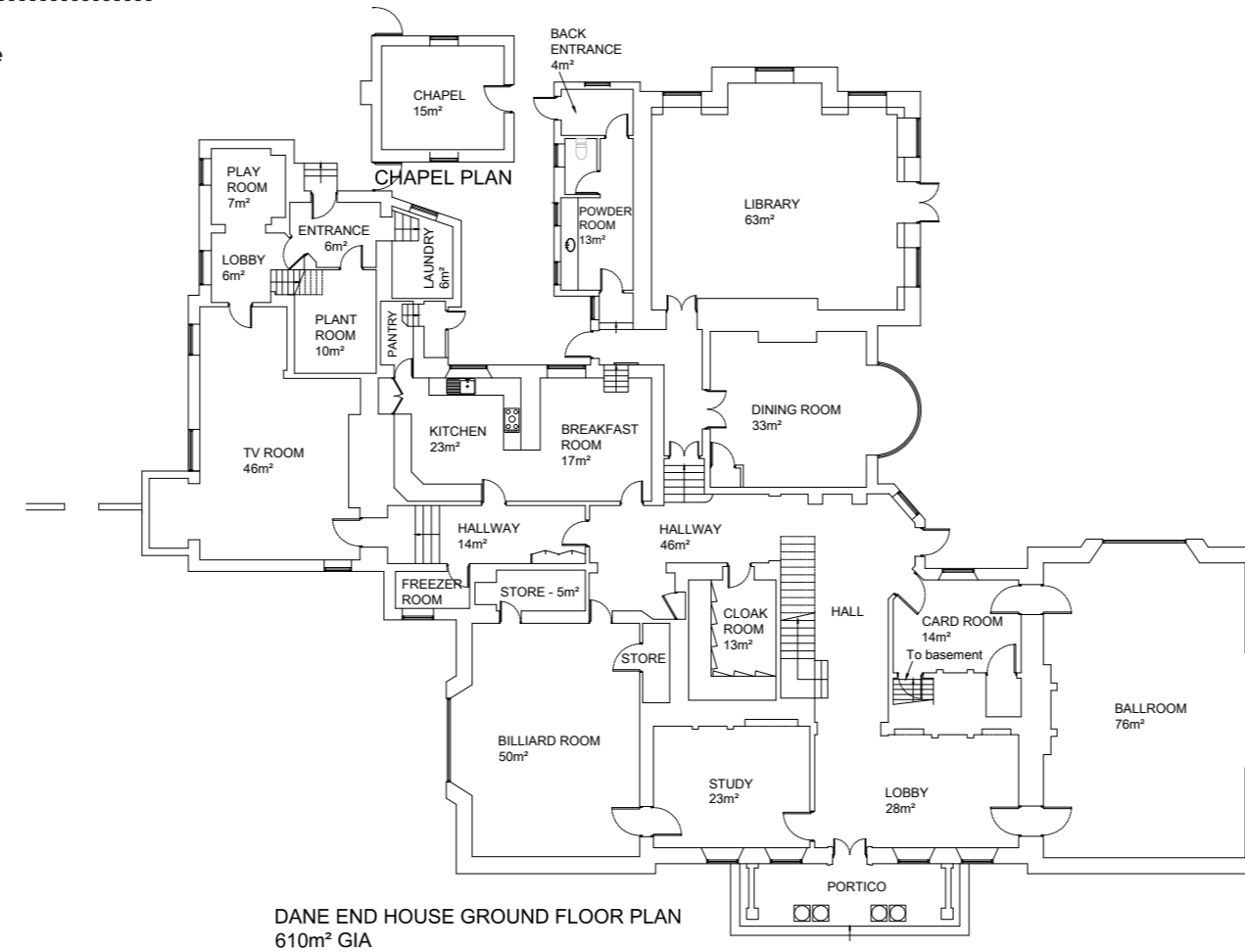
Second Floor

The second floor is particularly versatile as it flows impeccably well from the first floor, however, could too be self-contained to a degree. The accommodation comprises three bedrooms, a sitting room, kitchen and bathroom.

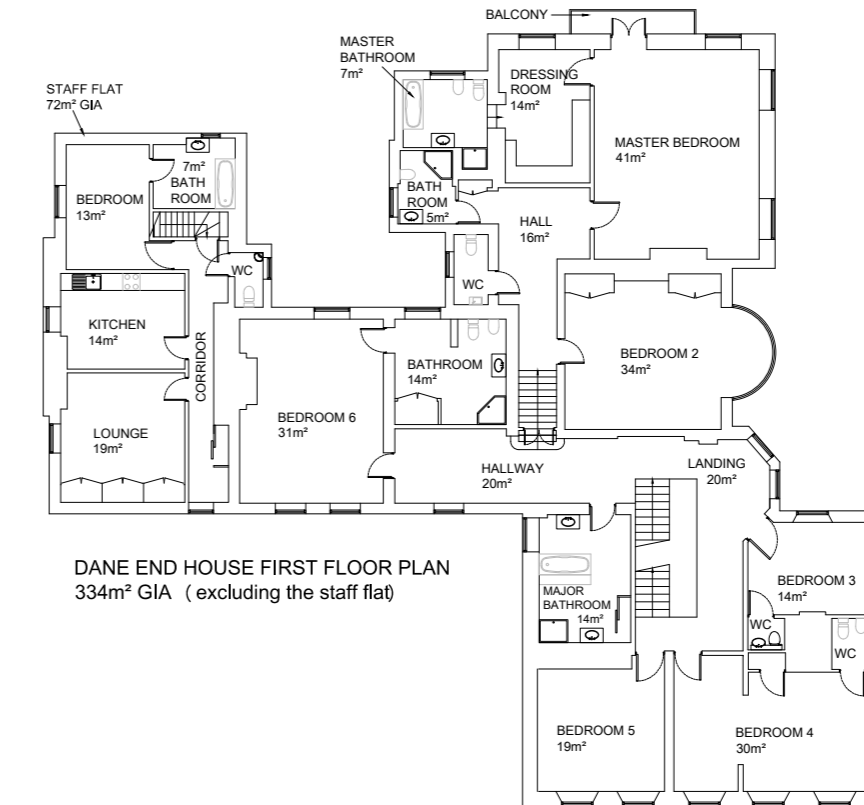
Being slightly more elevated, as one would expect, the views across the grounds and even further to adjoining countryside, are outstanding.

Floor plan

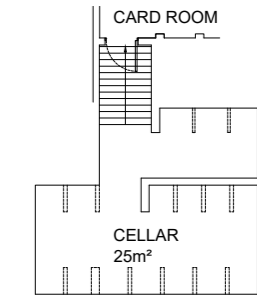
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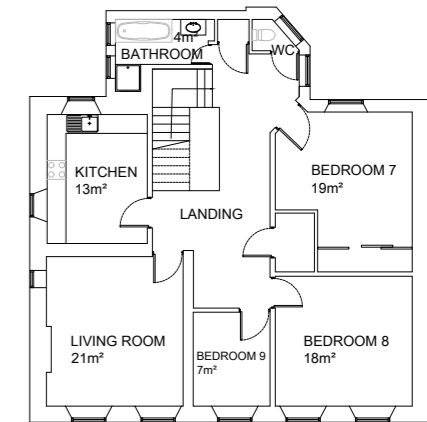
DANE END HOUSE GROUND FLOOR PLAN
610m² GIA



DANE END HOUSE FIRST FLOOR PLAN
334m² GIA (excluding the staff flat)



DANE END HOUSE
BASEMENT PLAN



DANE END HOUSE SECOND FLOOR PLAN
124m² GIA

For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.





Method of sale

The property is offered for sale by private treaty as a whole.

Tenure & Possession

Freehold with vacant possession.

Services

The property has all mains services connected.

Wayleaves, Easements & Rights of Way

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and proposed wayleaves from masts, pylons, stays, cables, drains, water, gas and other pipes whether specifically referred to or not.

Health & Safety

All viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility.

EPC Rating

The Stables: D

Local Authority

East Hertfordshire District Council
www.eastherts.gov.uk

Viewings

Viewings are strictly by appointment only with the selling agent.



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