



**Sought after village location**

**Newly renovated**

**Luxuriously designed kitchen**

**Detached grade II listed property**

**Secure off street parking**

**Flexible family accommodation**



**The Old Butcher Shop 15 Green End**  
Ware, SG11 2PG

**Offers in the Region**  
**Of £945,000**

Thomas Childs & Co are delighted to bring to market this unique detached Victorian four-bedroom property which has been redeveloped exquisitely to provide a beautiful, flexible family home in the heart of this desired village. Originally the renowned Braughing sausage shop, this property truly needs to be seen to appreciate the masterful redesign, which incorporates the perfect mix of modern finishes and lovingly restored original features. The ground floor offers an impressive entrance hall, four reception rooms and a beautifully designed kitchen, this room leads onto a bathroom and utility/boot room with access to the garden. There is an sizeable basement area accessed from this floor. The first floor incorporates a principal bedroom with en-suite, three further double bedrooms and a spacious family bathroom. The large loft area can be accessed from this floor. Situated in a prominent position in the village, this property benefits from automated gates to the side, leading to secure parking for several vehicles. Location Braughing, this charming picturesque East Herts village is a short drive from the major towns of Bishops Stortford, Ware and Hertford, all of which provide access to London by train in just 45 minutes. There are three village pubs, a highly regarded primary school, St Marys church and lovely walks in the surrounding countryside on your doorstep

Approximate Gross Internal Area 2668 sq ft – 248 sq m  
 Basement Area 241 sq ft – 22 sq m  
 Ground Floor Area 1331 sq ft – 124 sq m  
 First Floor Area 791 sq ft – 73 sq m  
 Roof Room Area 304 sq ft – 28 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



## Energy performance certificate (EPC)

15 Green End  
BRAUGHING  
SG11 2PG

Energy rating

**D**

Valid until: **4 May 2032**

Certificate number: **0300-2994-6150-2902-7545**

Property type

Detached house

Total floor area

198 square metres

### Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

### Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

#### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.  
THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.