



Dassels, Braughing, SG11 2RP

CHEFFINS

Dassels

Braughing,
SG11 2RP

5 4 3

Guide Price £1,250,000

- Fine Detached Period Home
- Wealth Of Character Features
- Meticulously Updated And Improved By The Current Owners
- High Specification And Excellent Attention To Detail Throughout
- Five Bedrooms
- Detached Office/Studio
- Newly Planted Vineyard
- Further Planning Potential (STP)
- No Onward Chain

An exciting and unique opportunity to acquire a most impressive Grade II listed detached Period residence, believed to date back to the early 17th century, with more recent additions including a stunning extension. The property has been extensively improved by the current vendors and retains many fine character features including a wealth of exposed beams and timbers and feature fireplaces. The property provides versatile and well proportioned accommodation extending to about 2558 sqft plus a superb detached home office which overlooks the beautiful and mature grounds extending to just shy of an acre.





LOCATION

The property is situated in an idyllic and picturesque rural setting, regarded as one of the most desirable positions within the hamlet of Dassels – a peaceful and unspoilt corner of the Hertfordshire countryside, nestled between Braughing and Dassels Wood. Surrounded by gently rolling farmland, ancient woodland, and scenic walking routes, the setting offers a perfect balance of tranquillity and accessibility. The nearby historic village of Braughing offers a selection of local amenities including a highly regarded Church of England primary school, several public houses such as The Brown Bear and The Golden Fleece, a village hall, tennis club, and a strong community spirit with various clubs and societies. Just a few miles away, the market towns of Buntingford and Ware provide a broader range of services, supermarkets, independent shops, restaurants, and cafes. For more extensive amenities, the vibrant town of Bishop's Stortford is easily accessible and offers a comprehensive retail centre, leisure facilities, and further education options. The area is particularly well regarded for its schooling, with a number of excellent state and independent options nearby. Braughing Primary School is well respected, and for secondary education, Freman College in Buntingford is within catchment and has a strong reputation. Independent schools in the area include St Edmund's College, Bishop's Stortford College, and Haileybury, all offering exceptional facilities and academic performance. For commuters, the location offers excellent transport links. Mainline rail services are available from Bishop's Stortford and Ware, both offering fast and regular trains to London Liverpool Street in approximately 40–45 minutes. The property is also well placed for road connections via the A10, A120, and M11, offering easy access to Cambridge, Stansted Airport (just 25 minutes away), and central London. The surrounding area is rich in countryside pursuits, with abundant bridleways, footpaths, and cycling routes to explore, as well as nearby attractions such as Henry Moore Studios & Gardens, Hatfield Forest, and historic sites in Hertford and Cambridge. The combination of rural charm, excellent connectivity, and access to highly regarded schooling makes The Cottage in Dassels a truly rare and desirable offering.

OAK FRAMED WITH BRICK BASE ENTRANCE PORCH

with original cast iron doorbell, adjacent to the panelled glazed timber entrance door leading through into:

ENTRANCE HALL

with exposed timber beams, wall mounted lighting, original timber panelled door leading through into:

KITCHEN

comprising a collection of base mounted storage cupboards and drawers with a stone work surface with inset porcelain sink with hot and cold mixer tap, drainer to side, Aga into former Inglenook with wooden beam above with nook either side of the Inglenook, space and plumbing for dishwasher, further kitchen island, matching traditional Shaker style specification of the main kitchen with same stone work surface, the extension of this work surface creates a breakfast bar for informal dining seating, stone flooring, a wealth of exposed beams, wall mounted lighting, traditional style radiator, windows to both front and rear aspect, door leading down to Cellar, vertical exposed timber beams separating the dining room.

UTILITY/BOOT ROOM

An expansive space with stone flooring, large Inglenook space with woodburning stove over a brick surround, wooden mantel and bread oven, tiled hearth, built-in wardrobe adjacent, base mounted set of cupboards with timber work surface with inset porcelain butler sink with hot and cold mixer tap, space and plumbing for washer/dryer, wall mounted lighting, exposed timber beams, radiator, window to front aspect, door leading out onto garden.

BREAKFAST ROOM

with exposed timber flooring, wood panelling, wall mounted lighting, exposed timber beams, window to side aspect and cast iron feature fireplace providing a wonderful focal point to the room with opening through into:

INNER HALLWAY

with stairs rising to first floor accommodation and wood panelling, engineered oak flooring, leading through into:

SITTING ROOM/FORMAL DINING ROOM

Sitting area with continuation of engineered oak flooring from the Inner Hallway, traditional style radiators, a wealth of wall mounted lighting, concrete plinth, ready for a log burner, creating a focal point to the room, opening through into Dining Area with engineered oak flooring, radiator, double glazed windows to both side and rear aspect with a set of panelled glazed French doors leading out onto patio. Hidden door provides access to:

CLOAKROOM

comprising of a two piece suite with low level w.c., with concealed dual hand flush, wash hand basin with hot and cold mixer tap, fitted storage cupboards underneath wash hand basin, copper heated towel rail, wall mounted lighting, extractor fan, double glazed window to side aspect.

ON THE FIRST FLOOR

SPLIT-LEVEL LANDING

with large exposed timber beams, loft access, radiator, wall mounted lighting, double glazed windows to side aspect, panelled doors leading to respective rooms.

SHOWER ROOM

comprising of a three piece suite with large shower cubicle with wall mounted dual shower head and accessed via a glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, storage cupboards fitted underneath wash hand basin, exposed brick chimney breast as well as beam, exposed timber flooring, window to rear aspect and door leading through to:

PRINCIPAL BEDROOM

with a wealth of exposed timber beams and exposed brick chimney breast, double panelled radiators, lighting, windows to both front and rear aspect.

BEDROOM 2

with feature wallpaper, divided with panelling, wall mounted lighting, storage cupboard, radiator, loft access, double glazed window to side aspect, door leading through into:

ENSUITE SHOWER ROOM

comprising of a three piece suite with shower cubicle with wall mounted shower head, tiled surround and accessed via a glazed door, low level w.c., with concealed dual hand flush, wash hand basin with hot and cold mixer tap, heated towel rail, wood effect flooring, wall mounted lighting, extractor fan.

BEDROOM 3

with wood panelling, built-in wardrobe, double panelled radiator, window to front aspect.

BEDROOM 4

with former Inglenook fireplace with wooden beam now partially bricked up to create desk area and above the chimney breast further mezzanine area for storage or reading nook as well as a built-in wardrobe fitted with railings, wall mounted lighting, radiator, window to front aspect.

FAMILY BATHROOM

comprising of a four piece suite with large standalone bath with hot and cold mixer bath taps, shower head attachment, walk-in shower with dual mounted shower head and tiled surround, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer taps, a most stunning timber storage cupboard, wall mounted mirror and lighting, feature wallpaper wall, exposed timber beams, recess shelf, radiator, extractor fan, engineered wood flooring, double glazed window to side aspect.

BEDROOM 5

accessed via a timber door with initial entrance walkway with double glazed window to side aspect and further opening into the main bedroom with vaulted ceilings, radiator, double glazed windows to both side and rear aspect.

OUTSIDE

Panelled glazed door leading into:

OFFICE

with high vaulted ceiling, a wealth of exposed timber beams, wood effect flooring, multiple power points, electric radiator, double glazed window to front aspect.

ADJOINING STUDIO

accessed via panelled glazed stable style door leading through into:

RECEPTION ROOM 1

with high vaulted ceiling, exposed timber beams, wood effect flooring, woodburning stove with tiled surround, base mounted storage cupboards with timber work surface and inset sink with hot and cold mixer tap, drainer to side, space for fridge/freezer, panelled door leading through into:

RECEPTION ROOM 2

with exposed beams supporting a high vaulted ceiling, electric radiator, power points, double glazed window to front aspect, timber door leading through into:

ROOM

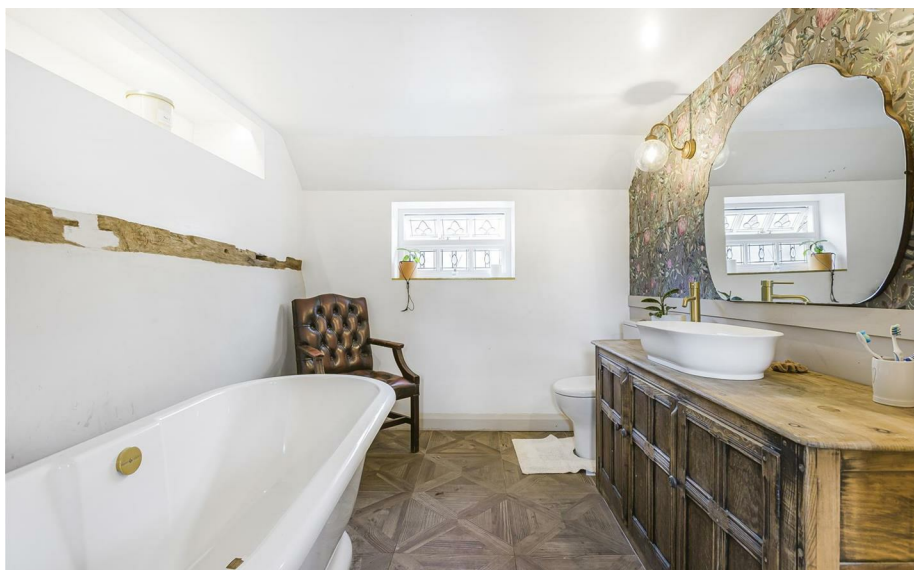
currently set with plumbing for a wash hand basin, toilet and shower.

OUTSIDE

To the front the property is approached off the main road via a gravelled driveway and 5-bar timber gates leading onto an extensive gravelled driveway with enough parking for several vehicles this then extends round to provide access to the STUDIO and OFFICE SPACES adjacent to this is working dog kennels with a timber storage shed. Wrought iron gates leading through the enclosed front garden which is principally gravelled enclosed by a brick wall with a wealth of well stocked bedding full of mature flowering plants and mature tree. The former well with cast iron pump and a gravelled pathway leads round to the aforementioned side access.

To the rear is an extensive multi-tiered garden principally laid to lawn with a large paved patio area led directly off the rear part of the property providing a wonderful space to both relax and entertain, enclosed by painted walls with steps up to initial lawned area enclosed via well stocked bedding full of mature plants and shrubs and juvenile hedging, further steps up from this lawned area leads to secondary grassy area adjacent to the steps up. The highest lawned area benefits from extensive raised beds full of mature flowering plants and juvenile hedging. To one side of the property is a further lawned area, mature trees providing a sense of privacy and in turn steps down to paved pathway which provides access to boiler room, oil tank, an area ideal for ducks or chickens. On the other side of the garden an area has recently been planted for vineyards, large mature tree with treehouse beneath and a zip line is attached to another tree on the other side of the garden, large timber storage shed tucked away in the corner of the plot surrounded by a handful of mature fruit trees and in the very corner of the







Guide Price £1,250,000
Tenure - Freehold
Council Tax Band - F
Local Authority - East Hertfordshire



Approximate Gross Internal Area 3214 sq ft - 298 sq m

House Gross Internal Area 2558 sq ft – 237 sq m

Basement Area 120 sq ft – 11 sq m

Ground Floor Area 1286 sq ft – 119 sq m

First Floor Area 1152 sq ft – 107 sq m

Office Space Area 656 sq ft – 61 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 practice. 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.



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

