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Elm Cottage, Anstey, Hertfordshire



# Elm Cottage, Anstey, Hertfordshire

Price £1,249,000

Welcome to this attractive detached Edwardian style home located in the picturesque village of Anstey. This substantial property boasts stunning countryside views that will take your breath away.

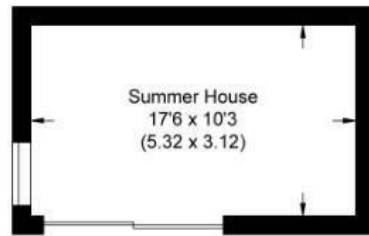
With four spacious bedrooms, two bathrooms, a boot room, conservatory, large sitting room and a large kitchen diner, this property offers ample space for comfortable living. The summer house is a delightful addition, providing a perfect retreat with heating, power, and internet connectivity, ideal for relaxation or working from home.

In addition to the summer house, this property also features a garage and a gym, catering to all your fitness and storage needs. Whether you're looking to unwind in the tranquillity of the countryside or stay active in your private gym, this home offers the perfect blend of relaxation and convenience.

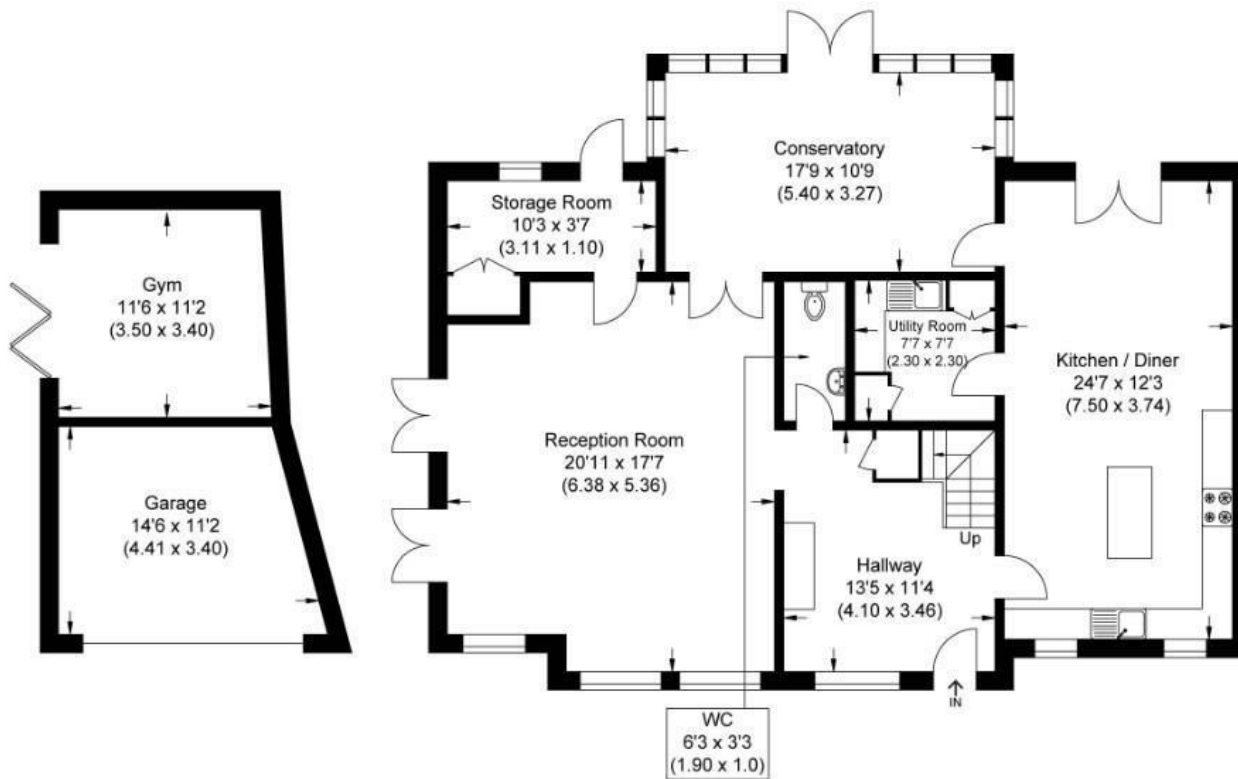
- Substantial Edwardian style detached four-bedroom home in rural location with secluded private garden.
- Triple aspect sitting room with feature fireplace with log burner.
- Large Victorian style conservatory accessed from sitting room, kitchen dining room and rear garden.
- Three further bedrooms and family bathroom.
- Large sweeping driveway to double garage and gym.
- Large kitchen dining room with quality Schreiber fitted units and central island.
- Newly fitted utility room. Large reception hall. Contemporary styled cloakroom. Boot room.
- Master bedroom suite with built in wardrobes and contemporary en-suite shower room.
- Zoned under floor heating throughout the ground floor. Oak doors throughout.
- Summer house to the bottom of the garden with heating and internet.

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Approximate Gross Internal Area  
 195.12 sq m / 2100.25 sq ft  
 (Excludes Outbuildings)  
 Outbuilding Area : 42.14 sq m / 453.59 sq ft

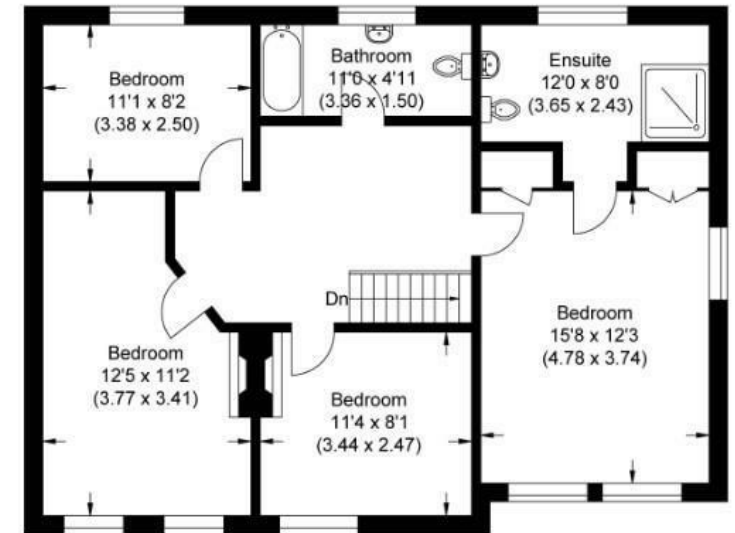


Outbuilding



Outbuilding

Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

## **Ground Floor**

### **Entrance**

Curved steps up to painted hardwood front door with glazed insert. Contemporary carriage lamp to side. Original exterior lamp. Post box to side.

### **Reception Hall**

13'5" x 11'4"

Double glazed sash window to front. Turning oak stairs to first floor. Travertine tiled floor with under floor heating. Oak doors to sitting room, kitchen / dining room, under stairs cupboard and cloakroom. Feature fireplace with exposed brick work and oak bressumer beam over. Inset ceiling lights.

### **Cloak Room**

6'2" x 3'2"

### **Sitting Room**

20'11" x 17'7"

Triple aspect spacious room with three double glazed sash windows to front, double glazed French Doors to side and rear (leading to conservatory). Door to boot room (housing oil boiler and electricity board). Feature fireplace with wood burner and exposed brickwork. Oak shelving to side of fireplace. Inset ceiling lights. Travertine tiled floor with under floor heating.

### **Conservatory**

17'8" x 10'8"

Victorian style uPVC construction with glass roof units, French doors to rear. Two wall light points. Travertine tiled floor with under floor heating. Half glazed door to kitchen / dining room.

### **Boot Room**

10'2" x 3'7"

Double glazed window to rear and half glazed door to rear. Inset ceiling lights. Travertine tiled floor with under floor heating. Double fronted cupboard housing oil fired central heating boiler and electricity board.

### **Kitchen / Dining Room**

24'7" x 12'3"

Dual aspect room with twin double glazed sash window to front and French doors to rear. Range of eye and base level solid oak Schreiber units with painted finish in shaker style. Caramel quartz work surfaces. Inset double ceramic Belfast sink. 1200mm Leisure range cooker with extractor hood over. Large matching island unit with caramel quartz work top. Built in dishwasher and microwave. Inset ceiling lights. space for American larder style fridge freezer. Travertine floor with under floor heating.

## **Utility Room**

7'6" x 7'6"

Newly fitted utility room comprising of base and tall units with oak timber worktop. Complementary sink and drainer. Oak shelving above with LED remote control downlighters. Space for stacked washing machine and tumble dryer. Houses water softener and hot water tank. Inset ceiling lights. Extractor fan. Travertine floor with under floor heating.

## **First Floor**

### **Landing**

15'8" x 7'8"

### **Master Bedroom**

15'8" x 12'3"

Dual aspect with double glazed sash windows, twin to front and one to side. Two radiators. Inset ceiling lights. Oak doors to double fronted and single fronted wardrobes and oak door to en suite.

### **En Suite**

11'11" x 7'11"

Double glazed window to rear. Large oversized double width walk in shower with drench shower head. Floating WC with hidden cistern. Vanity unit with inset contemporary wash hand basin and built in mirror over. Fully tiled with natural stone effect tiling. Chrome ladder style heated towel rail. Inset ceiling lights. Extractor fan.

### **Family Bathroom**

11'0" x 4'11"

Double glazed window to rear. L shaped panel bath with power shower over and tempered glass shower screen. Floating WC with hidden cistern. Vanity unit with inset contemporary wash hand basin and built in mirror over. Fully tiled with natural stone effect tiling. Chrome ladder style heated towel rail. Inset ceiling lights. Extractor fan.

### **Bedroom Two**

12'4" x 11'2"

Twin double glazed sash window to front. Radiator. Inset ceiling lights. Cast iron duck grate fireplace.

### **Bedroom Three**

11'3" x 8'1"

Double glazed window to rear. Radiator. Inset ceiling lights.



### Bedroom Four

8'2" x 11'1"

Double glazed sash window to front. Radiator. Inset ceiling lights. Cast iron duck grate fireplace.

### Outside

#### Front

Large sweeping forked gravel drive offering ample parking. Area laid to lawn. Mature shrubs and laurels. Gravel pathway. Outside tap. Access to both sides of property.

#### Detached Garage/Store

14'5" x 11'1"

Block built with weatherboard black cladding and slate roof. Electric roller shutter door. Power and light. Large, boarded loft area with drop down ladder for access (via Gym).

#### Gym

11'5" x 11'1"

To the rear of the garage/store the current owners have recently remodelled the space to provide a gym with own entrance via bi-fold doors to the garden patio. Fully powered. Underfloor heating controlled directly via wall mounted control or remotely via an App. Access to boarded loft by drop down ladder.

#### West Facing Rear Garden

Designed by a local professional garden designer and professionally landscaped is an amazing garden with multiple captivating areas. Large patio to the house. firepit with log seating surrounding. Beautiful mature plants and ornaments surround the manicured lawn. Water features. A walk-through circular archway. Patio with pergola over including power supply. Discrete contemporary shed to the side of the summer house providing additional storage space.

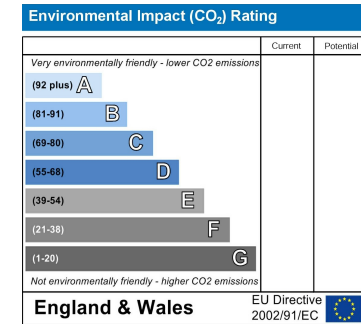
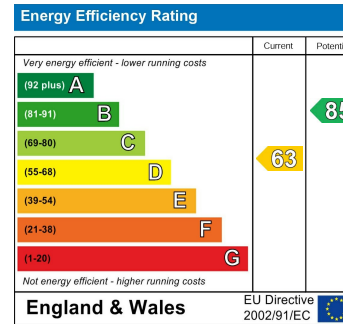
### Summer House

17'5" x 10'2"

The summer house is located at the bottom of the garden. Contemporary styled with red cedar wood cladding and grey framed sliding doors. PIR sensing downlights to the exterior. Complete with underfloor heating controlled directly via wall mounted control or remotely via an App, internet, and power. (Has own fuse board). Wood effect flooring. Inset ceiling lights.

#### Agents Note

- \* Property comes with planning permission for a double storey extension to the rear. (Granted mid-2024).
- \* Oil heating
- \* Septic tank (emptied once per year at a cost approximately £170 per year).



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.































