

# Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

Tel: 01920 411090

8 High Street Buntingford SG9 9AG

Tel: 01763 272727

info@jonathan-hunt.co.uk

www.jonathanhunt.co.uk



**Beech Cottage Hunsdonbury, Hunsdon, Hertfordshire, SG12 8PW**

**Asking Price £775,000**

JONATHAN HUNT are pleased to offer this truly stunning three double bedroom period home positioned within this delightful private Road in Hunsdonbury. This beautiful home has been tastefully updated by the current owners combining luxury accommodation with a wealth of character features. Particular features of this Grade II listed property is the magnificent open plan kitchen/living room and a deceptively spacious master bedroom suite with an impressive en-suite bathroom and separate dressing room. Further benefits include a ground floor cloakroom, playroom/home office, family room and a secluded and charming low maintenance garden and driveway for two cars.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

# Beech Cottage Hunsdonbury, Hunsdon, Hertfordshire, SG12 8PW

## ENTRANCE HALLWAY



## KITCHEN AREA



## DINING AREA



## PLAYROOM/OFFICE



## LIVING AREA



## FAMILY ROOM



## CLOAKROOM



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## FIRST FLOOR



## DRESSING ROOM



## BEDROOM ONE



## BEDROOM TWO



## ENSUITE



## BEDROOM THREE



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## BATHROOM



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## EXTERIOR

## GARDENS

## DRIVEWAY



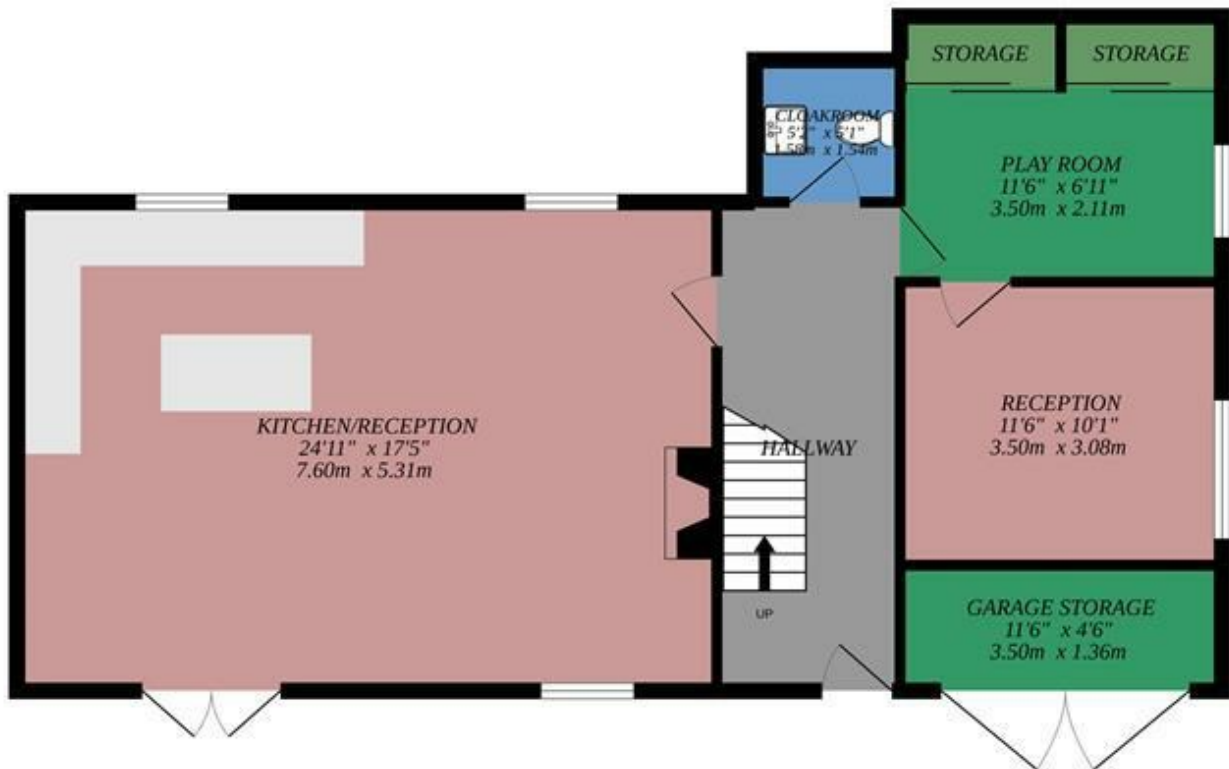
## FRONT ASPECT

## COUNCIL TAX

BAND E

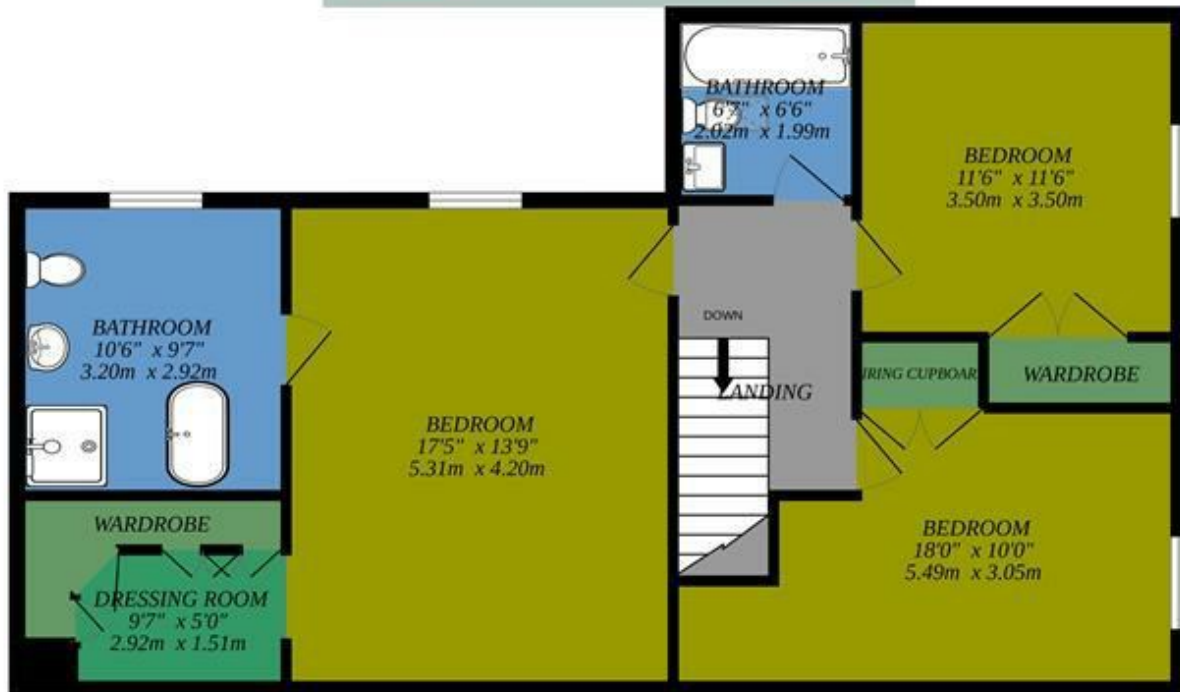


**GROUND FLOOR**  
843 sq.ft. (78.3 sq.m.) approx.



**1ST FLOOR**  
837 sq.ft. (77.8 sq.m.) approx.

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TOTAL FLOOR AREA : 1680 sq.ft. (156.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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