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ESTATE AGENCY

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2 Whiprow cottages, Much Hadham, SG10 6HG

Offers In Excess Of £550,000

GRADE II LISTED PERIOD HOME IN PREMIER VILLAGE - This distinctive and lovingly cared for Grade II listed timber frame home provides deceptively spacious accommodation and provides a high specification throughout. Arranged over 2 levels, the accommodation to the ground floor includes an entrance porch, a magnificent beamed master reception room with fireplace, modern kitchen, 2nd reception room to the rear which could be used as a study/office, and a stunning ground floor shower room. To the first floor are 3 bedrooms with a WC, the 3rd bedroom currently being used as a dressing room. To the rear is a beautiful landscaped garden measuring over 100ft in length, meticulously cared for by the present owners with a mix of pathways, patios, shrub and lawn areas, and a large barbecue area. A BRICK BUILT GARAGE also belongs to the house and is accessed via a service road to the rear with 2 allocated parking spaces. CHAIN FREE!

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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DESCRIPTION CONT'D

Front entrance porch with fully glazed door and window wall light and tiled floor, leading to main reception /dining area with oak flooring, bespoke feature fireplace with multi fuel wood burning stove reclaimed cast iron radiators
Kitchen quality walnut kitchen with granite countertops with butler sink/waste disposal unit
Rangemaster professional + cooker with induction hob
American style fridge freezer antico flooring radiator double doors through to double glazed conservatory with double doors leading onto lower paved patio with power and water taps
Rear hallway with oak flooring and door leading onto side entrance and lower patio
2 full height cupboards one housing a recently installed combi boiler and the other with storage and plumbing for washing machine loft hatch
shower room with large walk in shower with aqualisa remote shower extractor fan towel radiator
oak flooring double glazed window to rear
Bedroom 1 high vaulted ceiling with door hatch to loft with light and power
Private lane leading up to garage and parking area
Rear garden with lower deck area and top AstroTurfed entertainment area with power covered bbq area with large granite top and waterproof Tv housing and various outdoor lighting rear gate to back yard
Stable door leading to brick built garage with racking power and lighting kitchen base and wall cabinets

ENTRANCE PORCH

MAIN RECEPTION ROOM 21'11" x 14'5" (6.7 x 4.4)



KITCHEN 13'5" x 6'10" (4.1 x 2.1)



2ND RECEPTION ROOM 16'0" x 6'10" (4.9 x 2.1)



GROUND FLOOR SHOWER ROOM



BEDROOM 1 11'5" x 8'10" (3.5 x 2.7)



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BEDROOM 2 13'9" x 7'2" (4.2 x 2.2)



GARAGE



BEDROOM 3/DRESSING ROOM 9'6" x 8'2" (2.9 x 2.5)



PARKING



SEPARATE WC

LANDSCAPED GARDEN



PRIVATE LANE



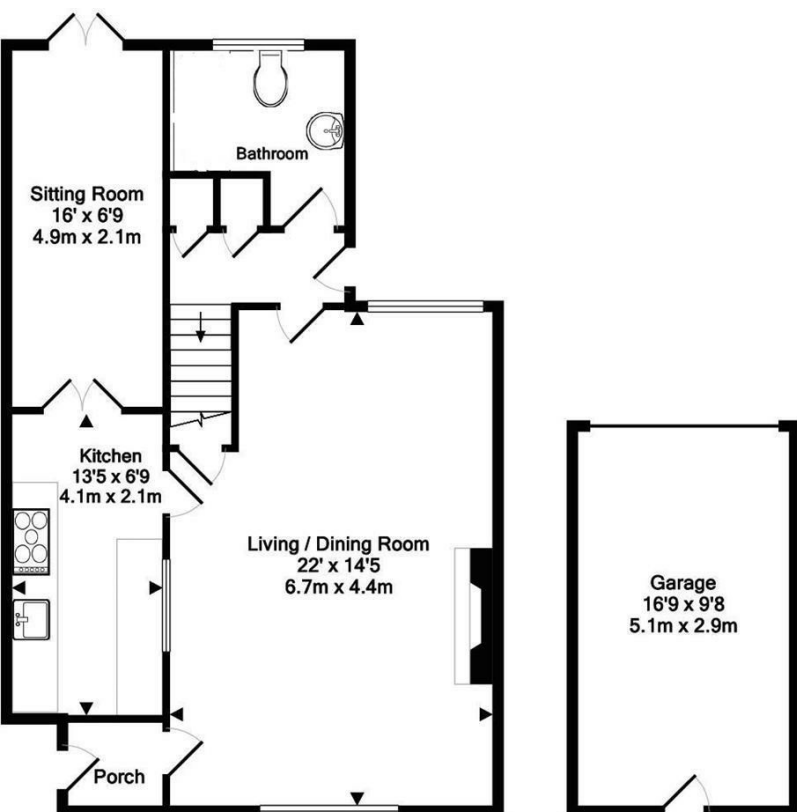
COUNCIL TAX BAND D

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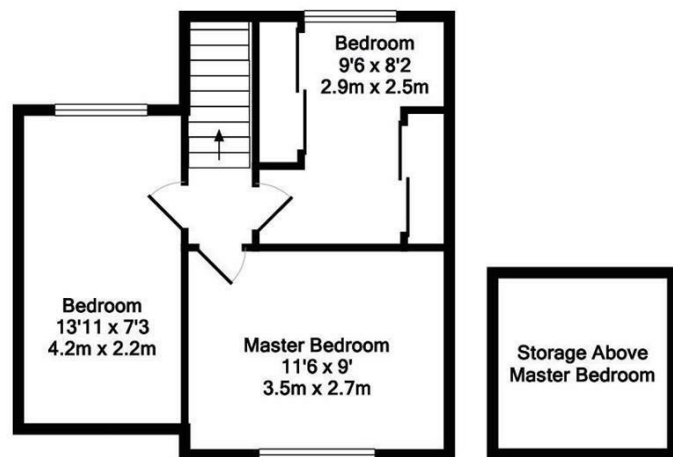


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



GROUND FLOOR
APPROX. FLOOR
AREA 788 SQ.FT.
(73.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 380 SQ.FT.
(35.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1168 SQ.FT. (108.5 SQ.M.)
including Garage
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