



**Oliver
Minton**
Sales & Lettings

**Old Barn Cottage, 20 High Street,
Hunsdon**

Hertfordshire SG12 8NT

Price Guide £565,000

A beautiful Grade II Listed weather-boarded building that forms part of this historic and pretty High Street scene. Giving very little away from the outside, to truly appreciate the size of this generous 4 bedroom accommodation viewing is an absolute must!

The current owner has done a splendid job in completely re-furbishing this beautiful cottage to provide a wonderful mixture of period features and contemporary fixtures and fittings. As you walk through the house, the accommodation flows beautifully and is predominantly an off-set open plan space with each room leading straight through to the next, ideal for family living. Exposed timbers feature throughout, together with visible brickwork and traditional wood latch doors.

On entering the cottage, a spacious reception hall could easily double as a study/reading area, with the stairs rising to the first floor. The sitting room is adjacent and features an attractive wood-burning stove. To the rear is an impressive kitchen/dining room with a range of recently installed contemporary wall and base units complemented by marble work surfaces, twin electric ovens and matching ceramic hob. There is ample space for a large table and chairs, great for family get togethers and entertaining. Double doors lead out onto the private, landscaped rear garden. This room is open plan to another kitchen/utility area which has also been fitted to match and offers plenty of storage space. Finally, there is a cloakroom/w.c on the ground floor.

Upstairs, the first floor provides four generous bedrooms, all enjoying the airy feel of part vaulted ceilings, and the recently fitted family bathroom has a four piece suite. The principal bedroom is accessed via a dressing area. The en-suite facility houses a bespoke 'Hamam' steam room.

To the rear of the property is an enclosed, private rear garden that has been recently landscaped for ease of maintenance and gated side access.



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Accommodation

Front door opens to:

Hall/Study Space 2.80m x 2.65m (9'2" x 8'8")

Stairs rising to the first floor. Pull-out under stair shoe storage. Concealed door opening to recessed cloaks cupboard/storage space. Exposed brickwork. Wood flooring. Window to front aspect. Open through to:

Sitting Room 5.14m x 3.09m (16'10" x 10'1")

Window to front. Attractive contemporary log burner. Radiator. Opening through to:

Kitchen/Dining Room 4.63m x 3.16m (15'2" x 10'4")

Very recently fitted with a range of contemporary high gloss wall and base cabinets with marble work surfaces over, complemented by glass splashbacks. Built-in 'Bosch' twin ovens and matching ceramic hob with illuminated extractor above. Integrated dishwasher. Quality wood effect flooring. Vertical radiator. There is plenty of space here for a large dining table and chairs. Window to rear and double doors opening to the rear garden. Door to:

Further Kitchen Area + Utility 2.51m x 1.97m (8'2" x 6'5")

Once again re-fitted at the same time as the kitchen/diner with a matching range of wall and base units with marble work surfaces over. Inset sink and drainer. Glass splash-backs. Space and plumbing for washing machine. Plenty of storage with larder unit and integrated fridge/freezer. Quality wood effect flooring. Door to:



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Cloakroom/W.C

Fitted with a white suite. Low level w.c. Pedestal wash hand basin. Tiled floor and half tiled walls. Extractor fan.

First Floor

Half landing with fitted book shelves. Main landing with doors off to bedroom accommodation and family bathroom. Loft access hatch. Low level storage cupboard

Principal Bedroom

The main bedroom is split level and is accessed via a dressing room area with steps down to the bedroom area. From here, there is access to the en-suite facilities.

Dressing Room Area 1.94m x 1.47m (6'4" x 4'9")

Fitted with a range of shelving and hanging rails.

Bedroom Area 3.25m x 3.24m (10'7" x 10'7")

Some restricted headroom. Exposed timbers. Under floor heating. Radiator/heated towel rail. Two deep eaves storage cupboards. 'Velux' style roof window. Glass door gives access to:

En-Suite Shower/Hammam Steam Room

Bespoke Hammam steam room incorporating and combining a full shower system. Vanity wash hand basin set on counter top.

Bedroom Two 3.93m x 2.51m (12'10" x 8'2")

Window to front. Radiator. Large built-in wardrobe/storage cupboard.

Bedroom Three 3.67m x 2.62 (12'0" x 8'7")

Window to rear. Radiator. Large 'velux' style roof window.

Bedroom Four 3.31m x 2.03m (10'10" x 6'7")

Window to front. Radiator. Radiator. Well designed built-in bed with storage below. (easily removed if a traditional free-standing bed is preferred)

Bathroom

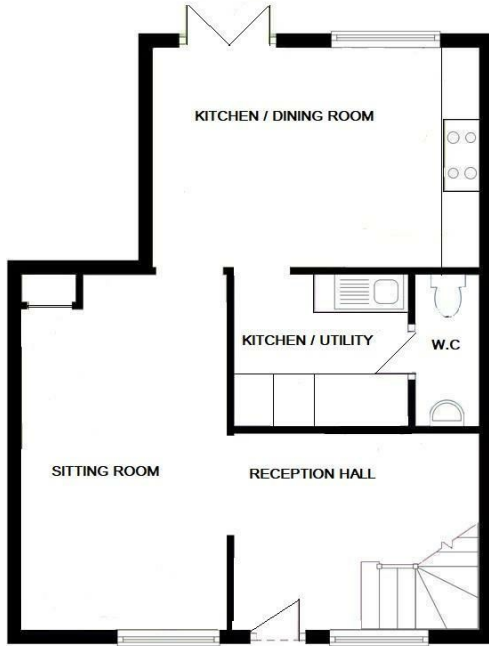
Recently fitted with a modern, four piece white suite. Panel enclosed bath with concealed wall mounted mixer tap. Vanity wash hand basin with cupboard below. Low level w.c. Stand alone fully tiled shower cubicle with glazed screen. Tiled floor with complementary ceramic wall tiling to half height. Radiator/towel rail. Extractor fan.

Rear Garden

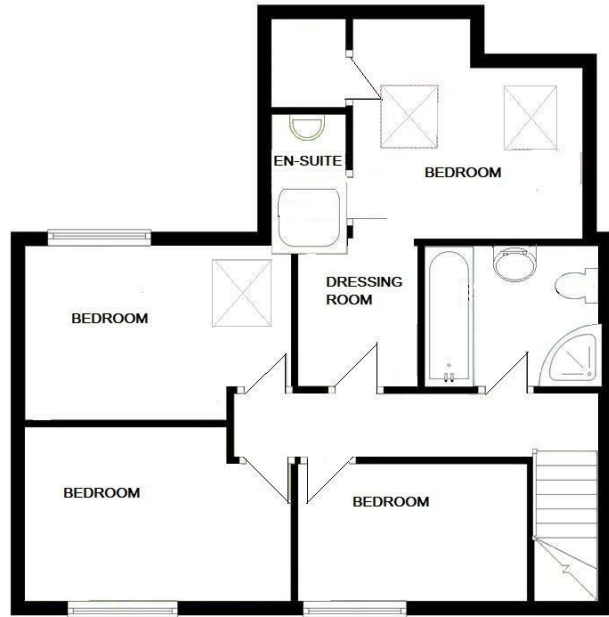
The rear garden has been landscaped for ease of maintenance. Fully fenced to all boundaries with raised flower and shrub borders. The remainder is laid to artificial lawn. Good size timber garden shed. There is gated access to a shared side passageway which provides a bin store area. This can also be accessed from the front of the property and is shared with neighbouring houses. This area is independent of the rear garden, which remains completely enclosed and private.



Ground Floor



First Floor



Total area: approx. 104.8 sq. metres (1128.5 sq. feet)



Tenure: Freehold

Council Tax Band: E

Viewing Arrangements:

Strictly by appointment

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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