



**Oliver  
Minton**  
*Sales & Lettings*

**1 Dairy Mews, Nine Ashes, Acorn Street,  
Hunston**

**Hertfordshire SG12 8PL**

**Price Guide £750,000**

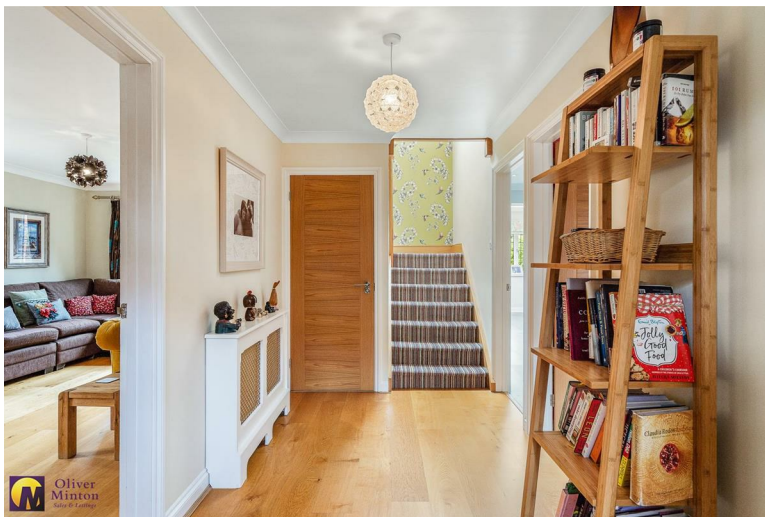
Set just on the outskirts of this sought after East Herts Village, this beautifully presented and extended property forms part of a unique conversion of an original dairy and associated farm buildings. Although having a delightful rural location, it is very well placed for easy travel into the surrounding towns and villages offering an excellent variety of amenities and a choice of main-line stations to whisk you into the City.

The current owners have thoughtfully extended the house during their ownership with the emphasis on quality and stylish design, with the overall feeling of light and space throughout. It is a home perfectly suited to modern day living and the accommodation in brief offers: Reception hall, guest cloakroom, family room, triple aspect living room, contemporary fitted kitchen which is open plan to a dining room with doors opening to the garden, flooded with light by an attractive roof lantern. The style and quality continue on the first floor where the part galleried landing leads to three double bedrooms, with the principle having a generous en-suite shower room and the family bathroom.

The private, mature and well-tended walled gardens wrap around to the rear and side of the property with a patio area, perfect for entertaining and al-fresco dining. There is also a garage and residents parking area.

This is a superb ready-made home either for those who wish to commute, with Harlow mainline railway station just approximately 10 minutes driving distance serving London Liverpool Street via the Stanstead Express line. It could equally be of great interest to those buyers looking for more of a lifestyle move with some of East Hertfordshire's most beautiful countryside enveloping the village and right on your doorstep.

SEASONAL PHOTOGRAPHS



## Location

Hunsdon boasts all the key ingredients of a great country village and amenities are just a few minutes drive from the property. They include Post Office / general stores and a well used village hall, central to country village life. There is also a great variety of active organisations for all ages including: Badminton Club, Gardening Club, Baby & Toddler Group and Scouts, Cubs and Beavers. The small village centre also boasts two pubs - The Crown and The Fox and Hounds gastro pub and a petrol garage. The 'Outstanding' ofsted rated primary school is another draw to this thriving community.

The larger towns of Harlow (approx. 3 miles away) and the market town of Ware (approx. 4.5 miles away) offer an excellent range of shops, amenities and leisure facilities. Harlow Town station offers fast and regular services to London Liverpool Street (35 minutes), also at Tottenham Hale on the Victoria line (17 minutes) easy access for the City and West End, while the area is well connected by road, with the M11 and M25 within easy reach.

## Accommodation

Front door opening to:



### Spacious Reception Hall

Turning staircase to first floor. Radiator in decorative cover. Oak flooring. Door to:

### Guest Cloakroom/W.C

Modern white suite: Low level w.c with concealed cistern. Vanity wash hand basin with cupboard below. Tiled to splash back area. Tiled floor. Extractor fan.

### Family Room 3.77m x 3.16m (12'4" x 10'4")

Two Upvc double glazed leaded light windows to front aspect overlooking the courtyard. Radiator. Coved cornice.

### Living Room 6.70m x 3.45m (21'11" x 11'3")

A lovely light and spacious room, being triple aspect with twin Upvc double glazed leaded light windows to front and side and door with glazed sidelights opening onto the garden. Oak flooring. Two radiators. Coved cornice.



### Kitchen / Dining Room 6.79m x 4.06m max (22'3" x 13'3" max)

Overall measurement.

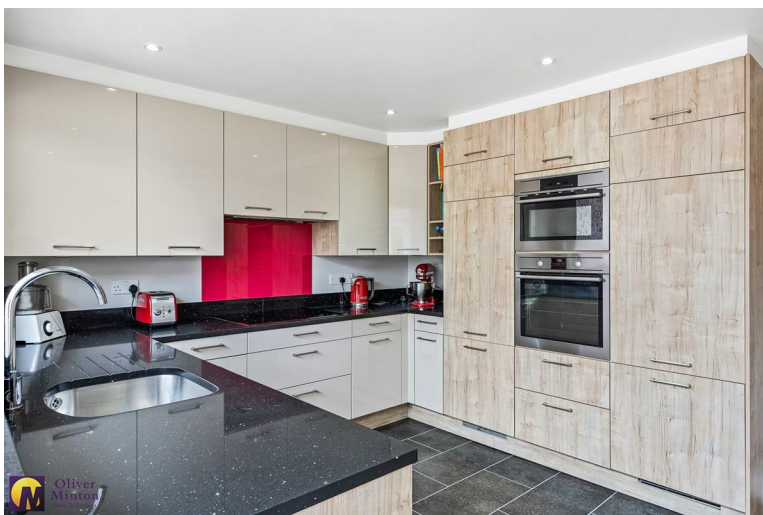
### Kitchen Area 3.74m x 3.24m (12'3" x 10'7")

Fitted with a modern range of wall and base cabinets with 'soft close' doors, drawers and carousel units. Granite work surfaces complement the cabinets with matching up-risers. Inset 'Blanco' stainless steel sink and drainer with mixer tap. Built-in 'AEG' electric oven/grill and eye level microwave combination oven. Matching induction hob with glass splash-back and illuminated extractor fan over. Integrated 'AEG' separate fridge and freezer, 'AEG' dishwasher to remain. Space for washing machine. Vertical radiator. 'Amtico' flooring. Door to large under stairs cupboard housing the 'Worcester' combination oil fired boiler and space for tumble dryer. The matching breakfast bar sub-divides the area which is open plan to the dining room.



### Dining Area 4.06m x 3.58 (13'3" x 11'8")

A wonderful addition to the property, illuminated by two Upvc double glazed windows to the rear aspect, doors and glazed sidelights opening to the garden with further light drawn from the double glazed roof atrium. Electric panel radiator. Inset down-lighting.



### First Floor

Half landing with 'Velux' style roof window. Recessed linen/storage cupboard. Doors off to bedroom accommodation and family bathroom.

### Principle Bedroom 3.98m x 3.44m (13'0" x 11'3")

Dual aspect room with 'Velux' style roof window to rear aspect and Upvc double glazed leaded light window to side. Range of built-in wardrobe cupboards to one wall. Radiator. Door to:



### En-Suite 3.34m x (10'11" x)

Contemporary modern white suite: Large corner shower cubicle with rainfall shower head and curved glazed screen. Wall mounted 'Sottini' wash hand basin. Low level w.c. Vertical heated towel rail. Wall mounted bathroom cabinet. Extractor fan.

### Bedroom Two 5.08m x 2.96m (16'7" x 9'8")

Twin 'Velux' style roof windows to rear aspect. Radiator in cover. Two deep eaves storage cupboards.

### Bedroom Three 4.39m x 2.97m (14'4" x 9'8")

Measured up to wardrobes. Twin 'Velux' style roof windows to front aspect. Range of built-in wardrobe cupboards. Radiator in cover. Two deep eaves storage cupboards.

### Exterior

The property is approached via a private driveway that serves the other properties situated on the 'Nine Ashes' development. Dairy Mews can be found towards the end of the drive where there are attractive double wrought iron gates leading to the front of the property. There is vehicular access through these gates, but there is an informal agreement that cars are not left in this area for any considerable period of time. There is a residents parking area as well as a private garage for this property.

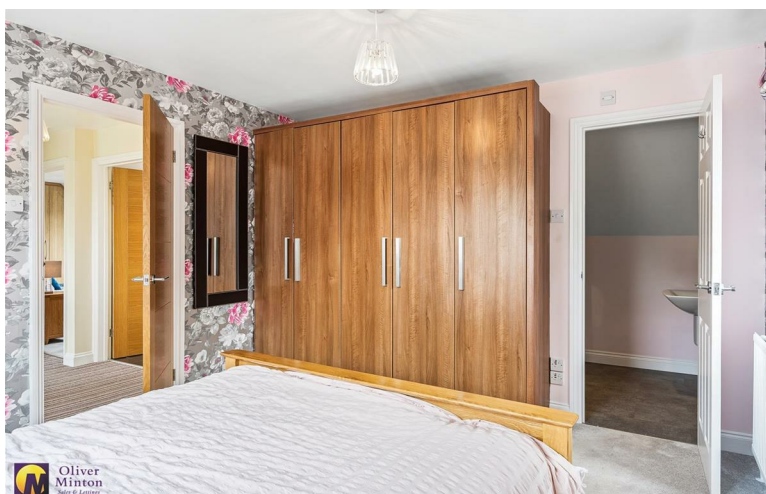
Agents note: There is a management charge of approximately £230 per annum to cover the upkeep of the communal areas and driveway.

### Garden

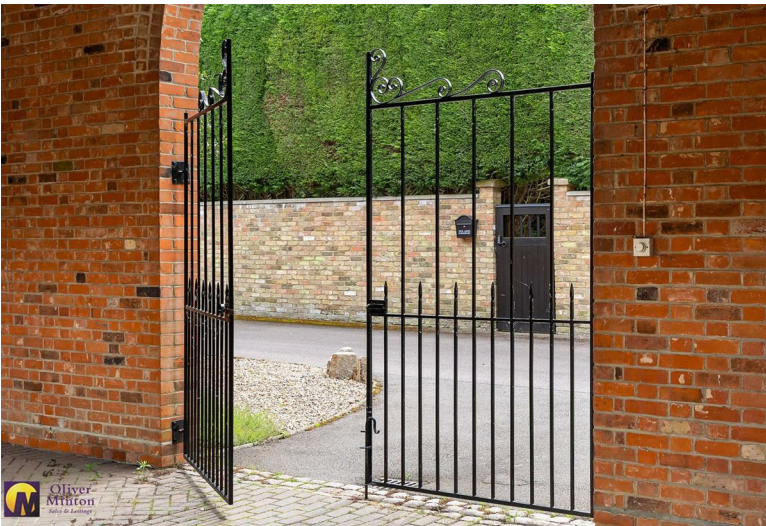
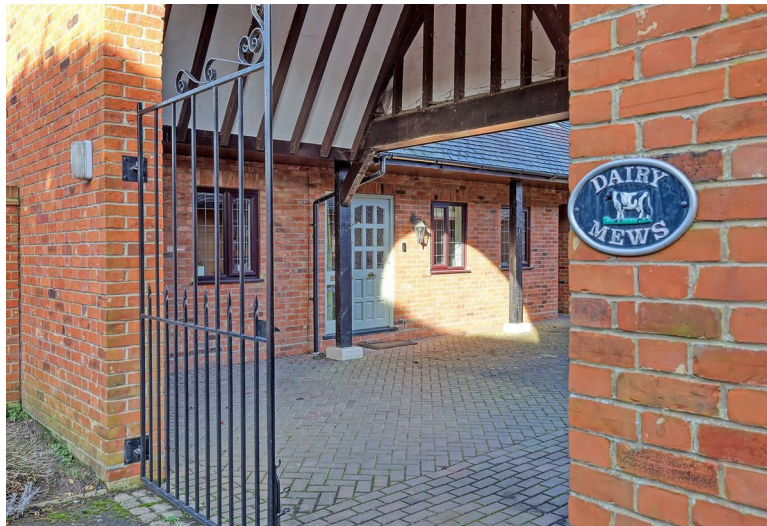
The private rear and side gardens are walled with a patio area to the immediate rear. The remainder is laid to lawn with mature flower and shrub borders.

### Garage

En-Bloc with up and over door. Power and light connected.







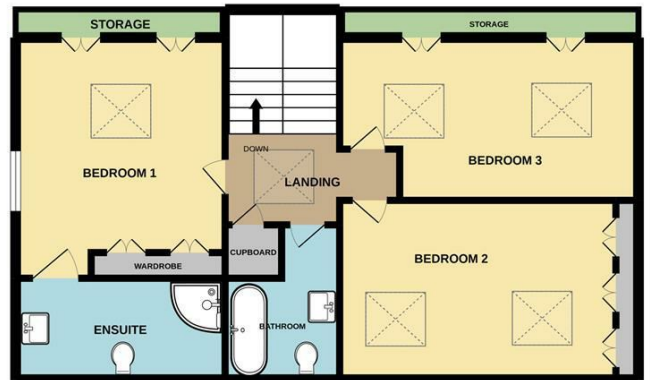
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GROUND FLOOR  
814 sq.ft. (75.6 sq.m.) approx.



1ST FLOOR  
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 1421 sq.ft. (132.0 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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**Tenure:** Freehold

**Council Tax Band:** F

**Viewing Arrangements:**

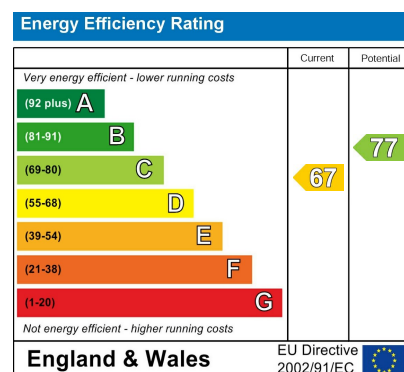
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