



**Oliver
Minton**
Sales & Lettings

**2 Netherfield Cottages,
Kitten Lane, Stanstead Abbots**

Herts SG12 8JT

Price Guide £495,000

Being one of just three 'black and white' Grade II Listed period homes that form part of this pretty tree-lined lane, this beautifully presented character cottage is being offered for sale with the added convenience of no ongoing chain.

Giving little away from the outside, the accommodation is bigger than one might anticipate and in brief offers: A recently re-fitted the kitchen that spans the full width of the cottage, a sitting room with wood burning stove, a separate dining room overlooking the garden, two bedrooms and a first floor bathroom.

This delightful home also boasts a larger than average, secluded rear garden, complete with timber summer house and also off street parking, under an oak car port.





Location

Accommodation

Front door giving access to:

Kitchen/Breakfast Room 3.99m x 3.07m (13'1" x 10'0")

Beautifully re-fitted with a range of wall, base and larder cabinets in a grey hue, complemented by wood block worksurfaces. Tiled splash-backs. Inset enamel one and a half bowl sink and drainer. Freestanding 'Smeg' gas cooker. Integrated slim-line dish washer and fridge/freezer. Matching breakfast bar with storage below and concealed re-cycling bins. Attractive brick tiled floor. Radiator. Inset down-lighting. Door opening to:

Utility

Large recessed cupboard with space and plumbing that cleverly conceals the washing machine and tumble dryer. Further storage space.

Inner Lobby

With stairs rising to first floor. Latched door opening to:

Sitting Room 4.01m x 3.99m (13'1" x 13'1")

Exposed brick chimney breast with stone hearth housing a wood burning stove. Polished wood floor boards. Twin cathedral style arch windows and double multi-pane doors opening to:



Dining Room 3.43m x 2.95m (11'3" x 9'8")

Lovely sunny room dual aspect room with bow window to rear and multi-pane door opening into the garden. Polished wood floor. Two radiators.

First Floor

Landing with latch doors off to bedroom accommodation and family bathroom. Access to loft space.

Bedroom One 4.01m x 3.99m (13'1" x 13'1")

Window to rear aspect overlooking the garden and wooded copse beyond. Polished wood floorboards. Exposed chimney breast and hearth. Range of bespoke fitted wardrobe cupboards to one wall. Radiator.

Bedroom Two 4.09m >3.05m x 1.88m (13'5" >10'0" x 6'2")

Window to front aspect. Polished wood floorboards. Radiator. Large recess ideal for extra storage or a perfect study/work area.

Bathroom

Fitted with a white suite: Wood panel enclosed bath with mixer tap and shower attachment. Pedestal wash hand basin. Mid-flush w.c. Heated towel rail. Window to front. Cupboard housing 'Worcester' gas fired combination boiler.

Exterior

To the front, a low brick wall has gated access to a pretty terraced garden with rockery and steps leading down to the front door. Timber log stores.

Oak Framed Car Port

The parking bay is situated just along from the property at the end of the small terrace under an oak framed car port.

Rear Garden

Private, larger than average rear garden for this type of cottage that backs on to a small wooded copse. Mainly laid to lawn with mature planting, raised vegetable beds and greenhouse.

Timber Summer House 3.00m x 3.00m (9'10" x 9'10")

With a pitched roof and windows to either side. Double doors opening to the garden. Power and light connected. Ideal office/work from home space, gym or games room.

Services

Mains services are connected: mains water, sewerage, electric. Gas fired central heating. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>

MORTGAGE ADVICE

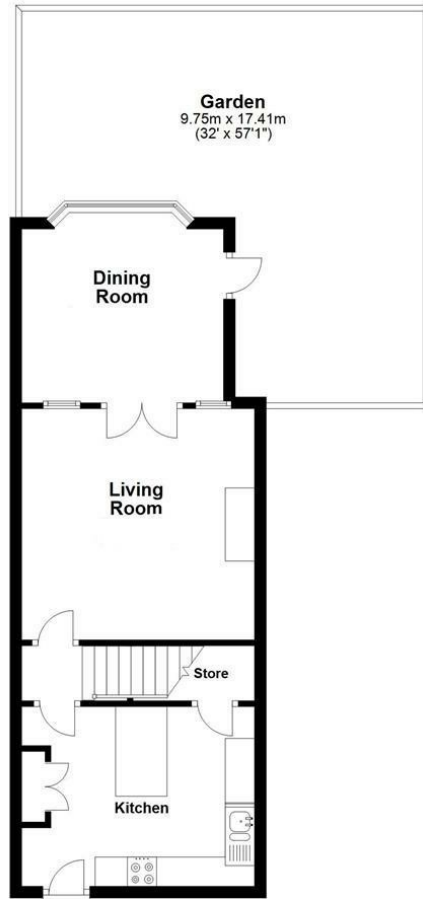
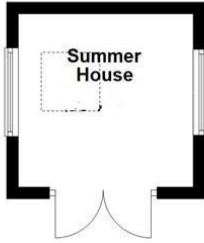
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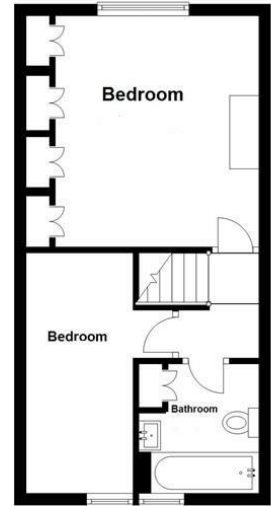
Ground Floor
Approx. 43.4 sq. metres (466.7 sq. feet)



Outbuilding
Approx. 8.9 sq. metres (95.3 sq. feet)



First Floor
Approx. 33.8 sq. metres (363.5 sq. feet)



Total area: approx. 86.0 sq. metres (925.4 sq. feet)
Netherfield Cottage

MORTGAGE ADVICE

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Tenure: Freehold

Council Tax Band: D

Viewing Arrangements:

Strictly by appointment

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