



**Oliver  
Minton**  
*Sales & Lettings*

**Fern Cottage, 97 Roydon Road,  
Stanstead Abbots**

**SG12 8JP**

**Price Guide £550,000**

An attractive, Grade II Listed period home that forms the larger part of this delightful pair of red brick cottages. Believed to date back to the mid-18th century and formerly one dwelling, the original cottage was extended and sub-divided in the late 19th century.

Having been loved and cherished by the current owners for an impressive 50 years, there is now an opportunity for an incoming buyer to put their own stamp and flair on the property.

This beautiful cottage retains much charm and character to include exposed wall and ceiling timbers, latch doors and the original brick floor in the sitting room.

The accommodation in brief offers: Sitting room with fireplace and wood burning stove, separate dining room with marble fireplace and a kitchen on the ground floor. A few steps up leads through to the utility room and family bathroom. The first floor provides three generous size bedrooms.

One of the standout features and a real credit to the current owners, is the beautifully tended gardens that wrap around the property. Parking will never be an issue as there is gated, driveway parking, a valuable commodity often not found when buying a period home.

Additionally, the property is within comfortable distance of the High Street and St. Margaret's train station and the local village primary school.



### Accommodation

Front door opening to a small entrance lobby area.

### Sitting Room 4.07m x 3.66 (13'4" x 12'0")

Secondary glazed sash window to front. Half wood clad walls. Attractive fireplace with tiled hearth housing wood burning stove. Original brick floor. Deep 2'7" recessed area with built-in shelving. Radiator. Door and steps down to the kitchen, door to staircase and door to:

### Dining Room 3.71m x 3.07m (12'2" x 10'0")

Part of the Victorian extension. Secondary glazed sash window to front. Open fire with stunning grey marble surround, cast iron insert and tiled hearth. Two radiators.

### Kitchen 2.90m x 2.68m (9'6" x 8'9")

Steps down from living room with entrance area and storage cupboard. Fitted with a range of wall and base units with roll edge work surfaces over. Tiled splash-backs. Stainless steel sink and drainer. Space and plumbing for washing machine. Spaces for cooker and under counter fridge and freezer. Recessed wall cupboards making good use of storage space. Radiator. Dual aspect windows to rear and side.



### Utility Room 2.78m x 2.16m (9'1" x 7'1")

Built-in cloaks cupboard. High level cupboard and door to airing cupboard housing pre-lagged hot water cylinder. Recess with floor standing 'Potterton' gas fired boiler. Space for tumble dryer. Window to side aspect and door opening to the garden. Door to:

### Bathroom 3.22m > 2.06m x 2.18m (10'6" > 6'9" x 7'1")

Fitted with a white suite. Tiled panel enclosed bath. Wall mounted shower plus hand held attachment. Tiled surrounds. Vanity wash hand basin with tiled counter top and cupboard below. W.C with concealed cistern. Radiator. Frosted window to side.



### First Floor

Split level landing. Radiator.

### Bedroom One 3.47m x 3.13m (11'4" x 10'3")

Sash window to front. Built-in dressing unit and mirror. Radiator. Loft access hatch. Door to walk-in clothes closet with light connected 1.85m x 1.37m (6'0" x 4'5")

### Bedroom Two 3.73m x 3.11m (12'2" x 10'2")

Sash window to front. Radiator.

### Bedroom Three 3.00m x 2.86m (9'10" x 9'4")

Window to rear. Radiator.



### Exterior

To the front of the house there are raised walled gardens with a delightful array of mature planting. A pathway leads round to the side and gated access to the main garden.

### Parking

Approached via a five bar gate, the driveway provides ample parking.

### Main Garden

A particular feature of the property, the main garden is set mainly to the side of the cottage. There is a small courtyard seating area to the rear. Beautifully tended, a generous lawn area is surrounded by raised and terraced beds with a wonderful variety of mature planting, providing interest and colour throughout the year. There are two cedar wood outbuildings (8' x 6') with light connected and (12' x 8') plus a large greenhouse and log store.



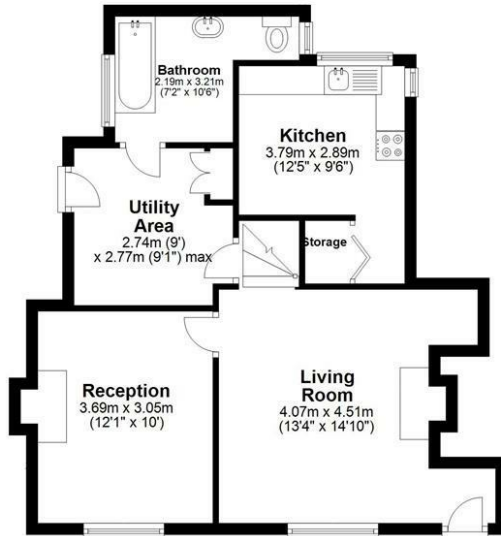
### Services

All mains services connected. Gas fired central heating. Mains drainage. Broadband & mobile phone coverage can be checked at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

The property sits within a conservation area.

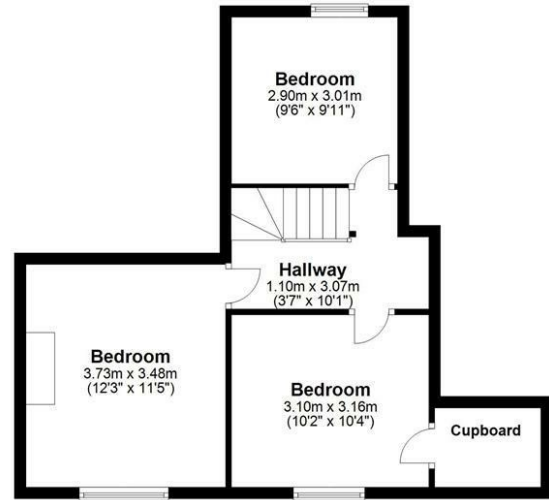
### Ground Floor

Approx. 53.6 sq. metres (576.6 sq. feet)



### First Floor

Approx. 41.0 sq. metres (441.1 sq. feet)



Total area: approx. 94.6 sq. metres (1017.7 sq. feet)

### Fern Cottage

#### MORTGAGE ADVICE

Through our mortgage brokers Alison George and Panicos Makri of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION. Alison and Pani are also independent for all protection needs, allowing them to review your life assurance and critical illness policies to ensure you have the best deal! They can be contacted at our Puckeridge Office on 01920 412600. Please feel free to call them for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. Mortgage & Money Management Ltd are directly authorised by the Financial Conduct Authority no. 452616

**Tenure:** Freehold

**Council Tax Band:** E

**Viewing Arrangements:**

Strictly by appointment

14 High Street, Stanstead Abbots, Hertfordshire, SG12 8AB

**01920 412600**

**Email:** sales@oliverminton.com

**View all our properties at [www.oliverminton.com](http://www.oliverminton.com)**



**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness.

No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.