



**Oliver  
Minton**  
*Sales & Lettings*

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

**Hertfordshire SG12 8JT**

**Price Guide £650,000**

CHAIN FREE....Oliver Minton are delighted to bring to the market one of Stanstead Abbott's most charming properties, a beautiful 'black and white' Grade II Listed period residence, believed to have been built early C.19. This truly unique and sizeable home (over 1500 sq.ft.), has been the subject of renovation and refurbishment throughout over recent years, with the emphasis on a clever blend of bespoke craftsmanship, stylish design incorporating the period features and the overall feeling of light and space, often not found in a period home.







### Location

Kitten Lane is a small tree-lined lane just on the outskirts of the village, yet still within comfortable distance of the village High Street, St. Margaret's mainline station. Village amenities include a Co-Op store/post office plus a selection of shops, pubs and restaurants and the regarded pre-school and primary school are close by. Nearby Lea Valley Park is perfect for walking, cycling, and fishing and boating.

The property is also conveniently located for the market towns of Ware and Hertford, easily accessible for multiple shopping and sporting facilities, schooling for all ages and alternative mainline railway stations providing commuter services to London.

Excellent road links are available via the A10 and M25. Stansted London's Third International Airport is also readily available (approximately 17 miles distant)





## Accommodation

It is a home perfectly suited to the demands of modern day family living and the accommodation in brief offers: Reception hall, utility room, ground floor shower room, sitting room, living room and an impressive luxury kitchen/breakfast room which is open plan to a large family/dining space that spans the full width of the cottage, ideal for informal meals and entertaining alike.

The upstairs still echos the feel of a cottage, with a split level landing featuring exposed studwork and timbers. This leads to four bedrooms, which are served by a family bathroom with a ball & claw free standing roll top bath tub.

There is driveway parking to the side of the house leading to a double garage. A gated access takes you through to the delightful wrap-around, terraced landscaped gardens with a tree lined back-drop giving a high degree of privacy and seclusion.



## Reception Hall

Traditional hallway with attractive tiled floor. Radiator in cover.

## Sitting Room 3.98m x 3.03m (13'0" x 9'11")

Window to front aspect and stable door to outside. Cast iron radiator. Door to spacious, deep recessed storage cupboard.



## Living Room 4.49m x 3.46m (14'8" x 11'4")

Lovely room with beautiful parquet flooring, exposed brickwork and timbers. Radiator in decorative cover. Double doors with glazed sidelights, fitted with bespoke wooden shutters, open up to the side terrace.

## Small Inner Lobby

With stairs rising to the first floor. Door to:

## Kitchen/Dining/Family Room

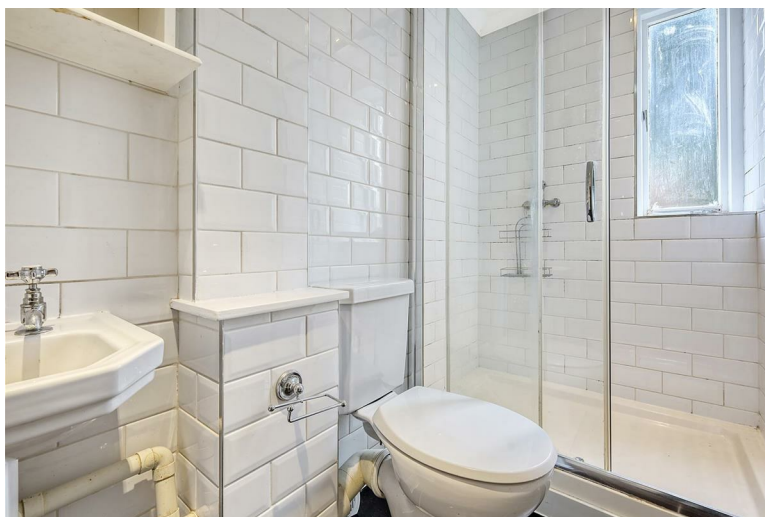
Running the full width of the house, this is a fabulous later addition which is without doubt the real heart of the home. An impressive open plan space ideal for family life as well as entertaining. Tiled floor throughout with underfloor heating.





### **Kitchen Area 3.99m x 3.95m (13'1" x 12'11")**

A superb feature of the property is this luxury open plan kitchen featuring clever storage solutions with larder and display units making this kitchen not only stunning, but most practical. Comprising of a very fine quality range of base cupboards, drawers, carousel and larder unit and matching wall cabinets with attractive quartz worktops and up-risers that run throughout. Twin 'Villeroy & Boch' Butler style sinks plus appliances that include integrated dish washer, an American style refrigerator/freezer, built-in microwave and a 'Rangemaster' range style cooker. At the centre of the room and sub dividing from the dining space, is a large matching breakfast bar with matching quartz top, capable of casual seating for seating three or four people with ease. Fully tiled floors that run through to the dining/family room.



### **Dining/Family Area 7.17m x 2.89 (23'6" x 9'5" )**

Light and bright room being west facing and catching the sun. There are two bay windows with window seats overlooking the garden, double doors opening the the garden terrace and a 'Velux' roof window. The dining area has ample space for a large dining table and chairs as well as further other comfortable seating to create a great 'family zone'.



### **Utility Room 2.41m x 1.99m (7'10" x 6'6")**

Fitted with a range of wall and base units with wood block work surfaces. Butler sink. Space and plumbing for washing machine and tumble dryer. Floor standing 'Worcester' gas fired combination condensing boiler. Tiled floor. Windows to front and side.

### **Shower Room**

Fitted with a white suite. Fully tiled in complimentary ceramics. Shower enclosure with glazed screen. Low level w.c. Pedestal wash hand basin. Chrome heated towel rail. Frosted window.

### **First Floor**

Split level landing. Linen closet.

### **Bedroom One 4.53m x 3.42m (14'10" x 11'2")**

Window to side. Radiator. Exposed wood floorboards.

### **Bedroom Two 3.50m x 3.09m (11'5" x 10'1")**

Window to rear. Attractive cast iron fireplace (not in use) Fitted wardrobe cupboard. Loft access hatch.









### **Bedroom Three 3.39m x 3.28m (11'1" x 10'9")**

Window to front. Radiator. Range of bedroom furniture to include four double wardrobes and storage unit. Loft access hatch.

### **Bedroom Four 3.07m x 2.38 (10'0" x 7'9")**

Window to front. Radiator.

### **Bathroom 3.07m x 1.53m (10'0" x 5'0")**

Free standing ball and claw bath tub with mixer tap and hand held shower attachment. Mid-flush w.c. Pedestal wash hand basin. Chrome radiator/towel rail. roof window.

### **Exterior**

Fenced to the boundaries at the front of the cottage, there is a gated access that takes you through to the private gardens. To the immediate rear of the property there is a paved terrace with a decked seating area to the rear of the garden. Facing predominately west, the landscaped garden gets plenty of sun and is set over different levels with a variety of mature planting and areas of artificial lawn. The wooded backdrop provides plenty of seclusion and privacy.

### **Detached Garage 4.81m x 4.72 (15'9" x 15'5")**

With vehicular access and private pedestrian door from the garden. Parking in front of the garage for two vehicles.

### **Services**

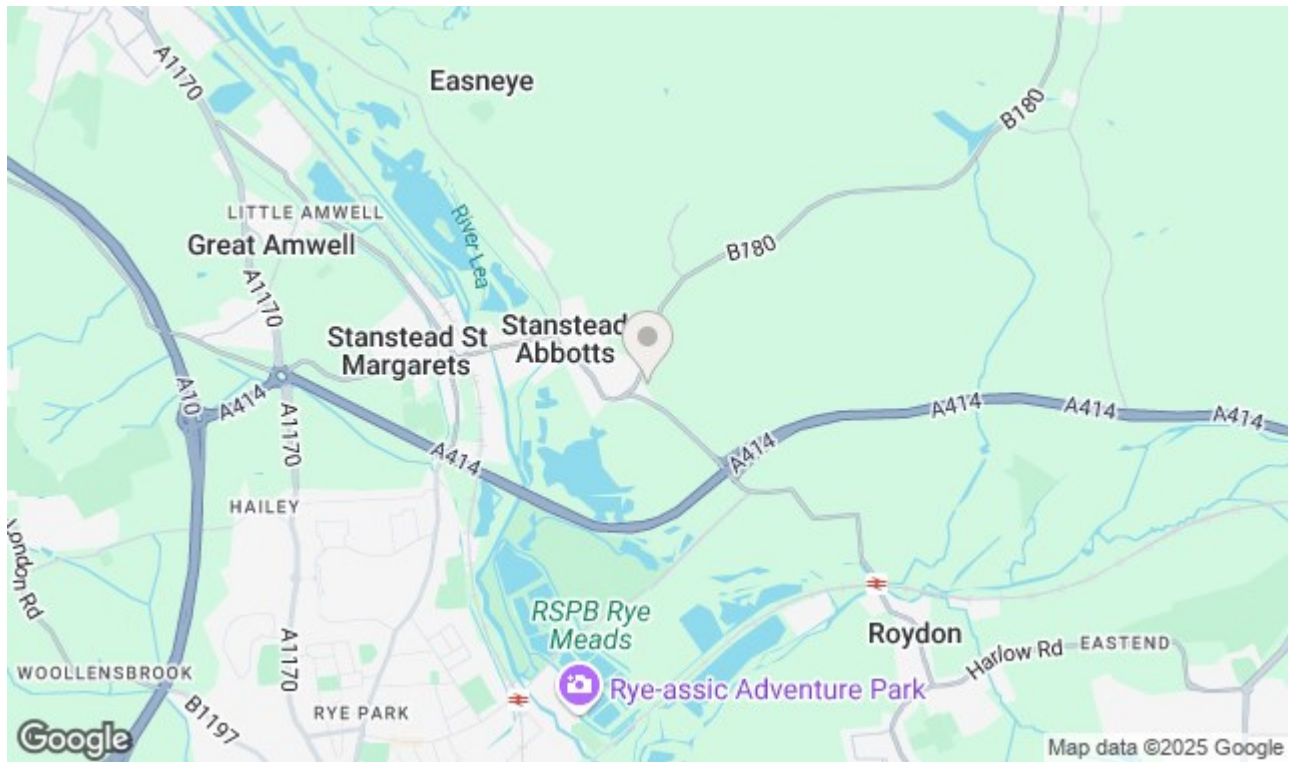
All mains services connected. Gas fired central heating. Mains drainage. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>  
PLEASE BE ADVISED ALL SERVICES ARE DRAINED DOWN



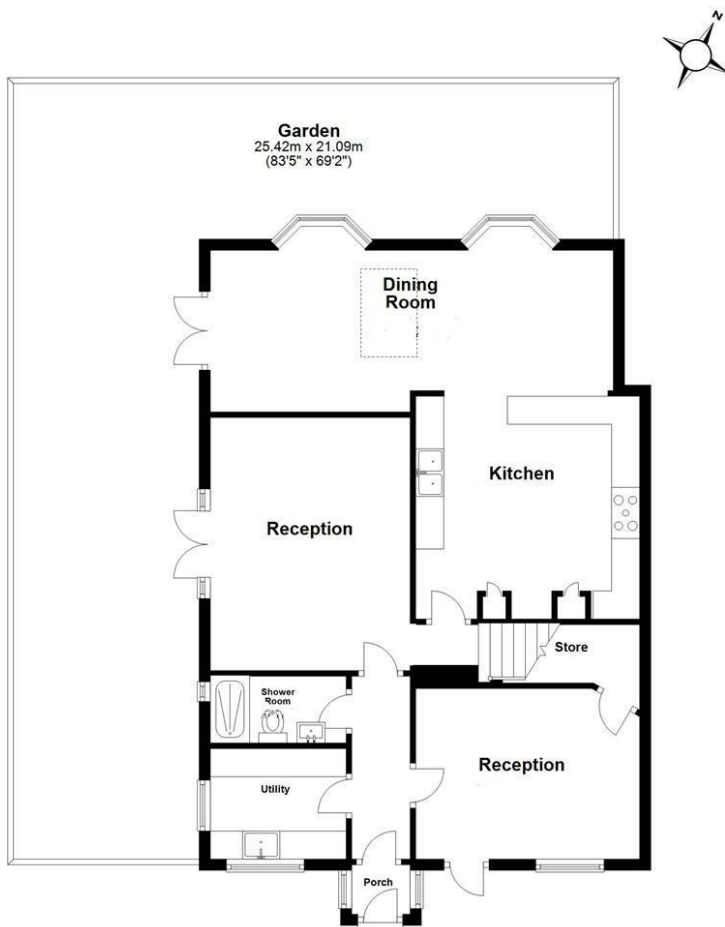
### **MORTGAGE ADVICE**

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

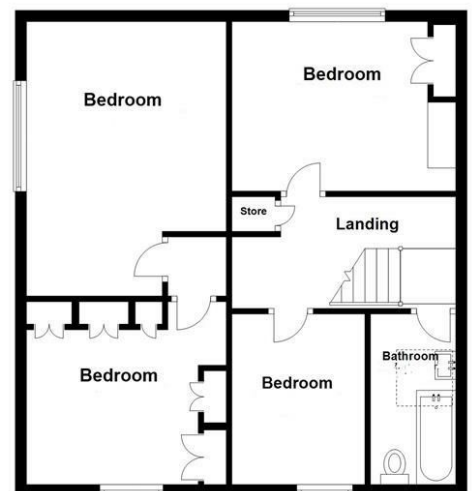




**Ground Floor**  
Approx. 81.6 sq. metres (878.7 sq. feet)



**First Floor**  
Approx. 61.8 sq. metres (665.1 sq. feet)



Total area: approx. 143.4 sq. metres (1543.8 sq. feet)  
**Netherfield Cottage**



**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](mailto: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.