



**Oliver
Minton**
Sales & Lettings

**2 Ivy Cottage, Widford Road,
Much Hadham**

SG10 6EZ

Price Guide £685,000

This is a rare opportunity to acquire a delightful country cottage, sitting on a generous plot of around 0.17 acre with views over some of East Hertfordshire's most beautiful countryside from most aspects.

Located just on the outskirts of the highly sought after village of Much Hadham, this traditional three-bedroom home has been loved, cared for and in the same family ownership for over 30 years. Work has just been carried out to replace the septic tank and the combination boiler was replaced in April 2025, giving an incoming buyer peace of mind.

The property benefits from attractive timber latch doors, oil fired central heating, an 'Everhot 100i' range cooker, open fireplace to the sitting room, plenty of natural light from Upvc double glazed windows and good ceiling height that is not often found in older cottages.

The accommodation comprises: Entrance hall, guest cloakroom/w.c., sitting room, generous kitchen/dining room, large dual aspect principal bedroom with Juliette balcony, two further generous bedrooms and a family bathroom.

A gravel driveway to the front provides off road parking which in turn leads to the detached garage.

Village amenities include an excellent nursery and primary school, health centre, public house, village shop, recreation grounds and parish church. For the golfing enthusiast, Ash Valley Golf Club is approximately a mile away.

The market towns of Ware and Bishop's Stortford are a short drive away and offer secondary schooling, a diverse variety of shops and sporting facilities. Main line railway stations are available at Hertford, Ware, Harlow and Bishops Stortford.



Accommodation

Front door opening to:

Entrance Hall

Stairs rising to first floor. Wood effect flooring. Deep recessed storage cupboard housing oil fired combination boiler. Radiator in decorative cover.

Guest Cloakroom/W.C

White suite: Low flush w.c. Pedestal wash hand basin. Chrome heated towel rail. Tiled floor. Double glazed frosted window.

Sitting Room 4.31m x 4.27m (14'1" x 14'0")

Double glazed window to front with fitted shutter blind. Attractive red brick chimney breast and hearth with inset open fire. Radiator.

Kitchen/Dining Room 7.59m x 3.33m <3.27m (24'10" x 10'11" <10'8")

Lovely bright room with dual aspect windows to rear and side plus stable door opening to the garden. The kitchen area is fitted with a modern range of wall and base cabinets with complementary worksurfaces over. Contrasting glass splash-backs. Inset enamel one and a half bowl sink and drainer. Spaces for tall fridge freezer, dishwasher and washing machine. 'Everhot 100i' 100cm cooker, equipped with a two zone induction hob, fitted neatly under the second lid, a beautiful modern range with finger tip controls in an attractive green hue. Built-in extractor above. Under stairs storage cupboard. The dining area has plenty of space for a generous size dining table and chairs. Wood laminate flooring throughout and inset down-lighting.



First Floor

Landing with loft ceiling hatch.

Principal Bedroom 5.97m x 2.93m max (19'7" x 9'7" max)

The main bedroom spans front to back of the house and is filled with light provided by double glazed windows to front and side, plus double doors with full height side windows opening to a Juliette balcony. The views over the garden and surrounding countryside to both aspects are superb. Polished wood floorboards. Radiator.

Bedroom Two 4.29m x 3.78m (14'0" x 12'4")

Double glazed window to front. Comprehensive range of built-in bedroom furniture including chest of drawers, dressing table and wardrobe cupboards. Radiator. Wooden floorboards.

Bedroom Three 3.17m x 2.27m (10'4" x 7'5")

Double glazed window to rear. Radiator. Wooden floorboards.

Bathroom

White suite: Wood panel enclosed bath with mixer tap and shower attachment. Glazed screen. Pedestal wash hand basin. Low flush w.c. Part tiled walls and tiled floor. Chrome heated towel rail. Double glazed frosted window.

Exterior

To the front of the cottage is a wide gravel drive providing parking that leads on to the garage. Gated side access to the rear garden.

Garage 4.93m x 3.79m (16'2" x 12'5")

Up and over vehicular door plus personal pedestrian door. Two double glazed windows. Pitch roof with eaves storage. Power and light connected.

Rear Garden

Beautiful established cottage style gardens backing farmland so, very private and unoverlooked. Stepping out from the kitchen, there is a secluded paved terrace providing a lovely, quiet intimate space to have your morning coffee. Steps lead up to the remainder of the garden that is mainly laid to lawn, interspersed with an array of mature trees and shrubs. Additional patio seating and barbeque area. There is a timber summer house, garden store and green house to remain..

Services

Services connected: Mains water and electricity.

Everhot 100i range cooker (more info at:

<https://everhot.co.uk/products/everhot-cookers/everhot-100i/>)

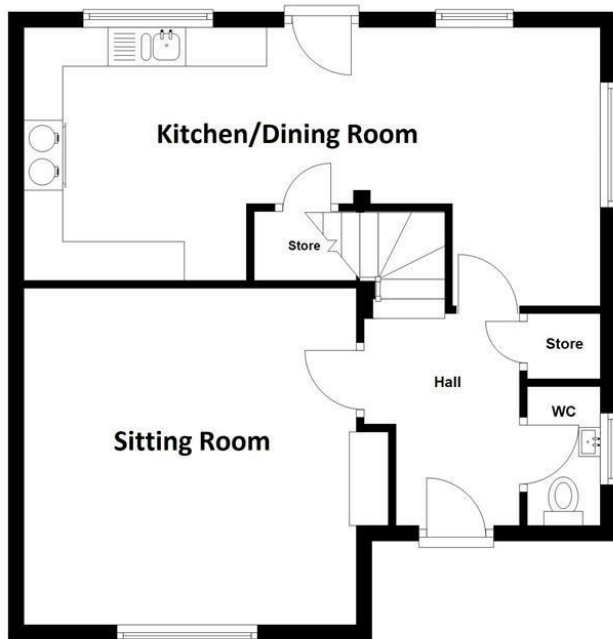
Septic tank drainage (brand new system just installed. Shared with the immediate neighbouring property)

Central heating to radiators provided by 'Grant Vortex' pro combi condensing oil fired boiler. (Installed April 2025)



Ground Floor

Approx. 53.3 sq. metres (573.4 sq. feet)



First Floor

Approx. 52.3 sq. metres (563.1 sq. feet)



Total area: approx. 105.6 sq. metres (1136.5 sq. feet)

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Widford Road

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Tenure: Freehold

Council Tax Band: D

Viewing Arrangements:

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	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	68
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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