



**Oliver
Minton**
Sales & Lettings

**Wahringa, Aspenden Road,
Aspenden Buntingford**

Herts SG9 9PB

Offers Over £790,000

This individually designed, 3-4 bedroom detached home, built approximately 12 years ago for the current owners own occupation, offers stylish and flexible accommodation, with independent annexe potential should an incoming buyer require multi-generational living or perhaps a separate work space.

Set in the Conservation Area within the delightful and highly sought after village of Aspenden, just on the western fringes of Buntingford, the property is positioned just a short walk from the village pub, cricket green/playing fields and enjoys panoramic countryside views to the rear.





The Property

This excellent family home offers approaching 2,500 sq. feet of flexible living space, set over two floors. The ground floor accommodation benefits from either porcelain tiling or engineered oak flooring, offering the warmth and comfort of under floor heating. Upstairs there are traditional oil fired radiators. Upvc double glazing features throughout.

The current accommodation is arranged as: Reception hall, guest cloakroom/w.c, impressive living room with wood burner which is open plan to the dining room, a separate cosy sitting room with open fire and a contemporary modern kitchen/breakfast room with separate utility room.

To one side of the house, a garden room links to a small lobby that has a door to the garage and stairs up to a studio room/bedroom 4.

To the other side of the house there are three generous bedrooms, all with bespoke fitted wardrobe cupboards, the principal bedroom having en-suite facilities. A family bathroom completes this floor.

This versatile property could also be configured to provide a self-contained annexe if required by converting part of the garage, utilising the garden room and studio/bedroom 4.

To the front, a gravel drive provides parking for four vehicles, which in turn leads to the double garage. The rear garden is fully enclosed and very private.



Accommodation

Front door opening to:

Reception Hall

Stairs to first floor. Under stairs storage cupboard.

Guest Cloakroom/W.C

Modern white suite: Pedestal wash hand basin and low flush w.c. Extractor fan.

Sitting Room 5.19m x 3.75m (17'0" x 12'3")

Window to front and additional window to side. Attractive red brick fireplace with open fire grate. Double doors to:

Dining Room 4.34m x 4.41m (14'2" x 14'5")

Bright and airy room with natural light flooding in by way of wide bi-folding doors opening to the terrace and a large glazed roof lantern. Open plan to:

Living Room 5.21m x 4.53 (17'1" x 14'10")

With wide bi-folding doors opening to the garden. Inset, modern log burner with stone hearth. Returning doors to hall. Door to the garden room.

Kitchen/Breakfast Room 4.41m x 3.49m (14'5" x 11'5")

Fitted with a fine range of base cupboards, drawers and larder units with matching wall cabinets, attractive quartz worktops and matching up-risers. Inset sink with mixer tap plus appliances that include an integrated dish washer, built-in oven/grill, four ring ceramic hob with a contemporary brushed steel extractor over and space for an American style fridge/freezer. At the centre of the room is a large matching breakfast bar with matching quartz top with a deep overhang to provide a breakfast bar capable of seating three or four people with ease. Dual aspect windows to front and side. Door to:

Utility Room 3.70m x 1.64m (12'1" x 5'4")

Fitted with a range of wall and base cupboard with counter tops. Inset sink and drainer. Space and plumbing for washing machine and tumble dryer. Door to outside.

Garden Room 3.00m x 2.50m (9'10" x 8'2")

Bi-folding door to rear opening to the garden and wide double doors to the front. Door to the living room. (This room would be the entrance vestibule for the potential annexe)

Inner Hall

With a door to the garage and stairs rising to the first floor leading to studio/bedroom four.

Studio/Bedroom 4 (First Floor) 4.50m x 2.62m (14'9" x 8'7")

Window to front aspect. Some restricted head room.

First Floor

Spacious landing with dual aspect windows. Radiator.

Principal Bedroom 5.91m x 4.20m > 3.13m x 1.77m (19'4" x 13'9" > 10'3" x 5'9")

Triple aspect windows. Radiator. Range of bespoke built-in wardrobe cupboards. Door to:

En-Suite Shower Room

Frosted double glazed window. Fully tiled shower enclosure with glazed door. Pedestal wash hand basin. Low flush w.c. Deep recess for storage. Chrome heated towel rail. Extractor fan.



Bedroom Two 4.19m x 2.97m (13'8" x 9'8")

Dual aspect windows to front and rear with lovely views over the surrounding countryside. Radiator. Range of bespoke built-in wardrobe cupboards.

Bedroom Three 3.14m x 3.04m (10'3" x 9'11")

Window to front. Radiator. Range of bespoke built-in wardrobe cupboards.

Bathroom

Modern white suite: Panel enclosed bath with shower attachment and glazed screen. Pedestal wash hand basin. Low flush w.c. Chrome heated towel rail. Frosted window.

Exterior

To the front, a gravel driveway provides parking for up to four vehicles, which in turn leads to the double garage. Rain water harvesting tank below. Screened thermoplastic oil tank.

Double Garage 5.06m x 4.74m max (16'7" x 15'6" max)

Electric roller shutter door with fob entry system. Privacy door to rear hall. Power and light. Large boiler cupboard housing pressurised hot water tank and oil fired central heating boiler. Door to SHOWER ROOM with a recessed shower enclosure, wall mounted wash hand basin and low flush w.c.

Rear Garden

The private rear garden features a wide paved terrace with steps up to lawn. The garden is fully enclosed and backs farmland. Gated side access. The garden does require attention, however all the landscaping is done, the lawn area just needs some work.

Agents Note

There is oil fired central heating to radiators, mains drainage and water.

The property benefits from Solar Panels which are included within the sale of the property.

To the front drive there is a below ground rain water harvesting system.

Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>







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Tenure: Freehold

Council Tax Band: G

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		84	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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