



**Oliver  
Minton**  
*Sales & Lettings*

**Chestnut Cottage, Arches Hall Cottages  
Latchford, Standon**

**Herts SG11 1QY**

**Price Guide £895,000**

Oliver Minton Village & Rural Homes are delighted to offer a rarely available CHAIN FREE equestrian home comprising an attractive 3 bedroom semi-detached house with superb garden, adjacent stables with extensive parking and closeby paddocks extending to nearly 6 acres. Situated within the Arches Hall and Stud Farm complex, this is a wonderful semi-rural location in the hamlet of Latchford just 2 miles to the south of Standon village. Contact our PUCKERIDGE OFFICE for more information on 01920 822999 or by emailing [puckeridge@oliverminton.com](mailto:puckeridge@oliverminton.com)







**ENTRANCE LOBBY**

Small uPVC double glazed window to front. Staircase to first floor. Radiator. Doors to Lounge & Dining Room.

**LOUNGE 5.05m x 4.34m (16'7 x 14'3)**

A dual aspect room with uPVC double glazed windows to front and rear. uPVC double glazed French doors to rear garden.

**DINING ROOM 3.81m inc chim breast x 3.76m (12'6 inc chim breast x 12'4)**

uPVC double glazed window to front. Radiator. Wood laminate floor. Fireplace recess. Door to recessed storage cupboard. Door to built-in cloaks/broom cupboard. Door to:

**KITCHEN 3.86m x 3.73m (12'8 x 12'3)**

Fitted wall, base and drawer units. Work surfaces incorporating built-in electric induction hob with extractor unit above and double ovens below. Plumbing for dishwasher and washing machine. Ceramic tiled floor and part tiled walls. Internal sliding windows to Conservatory and multi-pane door to Conservatory. Door to Lobby and Shower Room. Radiator.

**LOBBY**

uPVC double glazed obscure window. Floor-standing 'Potterton Statesman' oil boiler. Ceramic tiled floor. Door to:

**SHOWER ROOM**

Shower cubicle, white WC and pedestal hand basin. Ceramic tiled floor. Radiator.

**CONSERVATORY 3.68m x 3.33m (12'1 x 10'11)**

Brick base and uPVC double glazed windows with polycarbonate roof. Double glazed door to garden. Ceramic tiled floor. Radiator.

**FIRST FLOOR**

Staircase splitting to secondary landings to left and right.







### LANDING (to right)

Access hatch to loft space. Doors to Bedroom One and Bedroom Four/Study.

### BEDROOM ONE 4.39m x 3.18m (14'5 x 10'5)

Dual aspect uPVC double glazed windows to front and rear with lovely views. 2 radiators. Door to:

### EN-SUITE SHOWER ROOM

Shower cubicle, white pedestal hand basin and WC. uPVC double glazed obscure window. Extractor fan. Heated towel rail. Ceramic tiled floor.

### BEDROOM FOUR/STUDY 2.06m x 1.80m (6'9 x 5'11)

uPVC double glazed window to rear with superb views. Radiator.

### LANDING (to left)

Access hatch to loft space. Doors to Bedrooms 2, 3 & Bathroom.

### BEDROOM TWO 3.86m including chimney breast x 2.84m (12'8 including chimney breast x 9'4)

uPVC double glazed window to front overlooking stables. Radiator. Double doors to recessed airing/linen cupboard housing hot water cylinder.

### BEDROOM THREE 3.00m x 2.87m (9'10 x 9'5)

uPVC double glazed window to rear. Radiator. Shelved recesses.

### BATHROOM

White suite comprising bath with hand shower attachment, pedestal hand basin and WC. Extractor fan. Radiator.

### SUPERB REAR GARDEN

The large garden is a delight and backs down on to adjoining paddocks.

### STABLE BLOCK

Immediately opposite the house is the stableblock, set back with extensive parking to the front, lawn areas and a 5-bar gate and fencing enclosing the stables. (The blurred out right hand section of the stable block is excluded as this forms part of the Stud Farm premises).

### 6-ACRE PADDOCKS

Just yards from the house and stableblock are the paddocks, which extend round to the rear of the 'Paddock View' & 'The Enclosure' barn conversions.

### AGENTS NOTES

- Oil fired central heating.
- Private 'Klargester' septic tank sewerage system.
- Private borehole water supply within the Arches Hall complex of homes.
- Broadband and mobile phone service availability can be checked at <https://checker.ofcom.org.uk/>

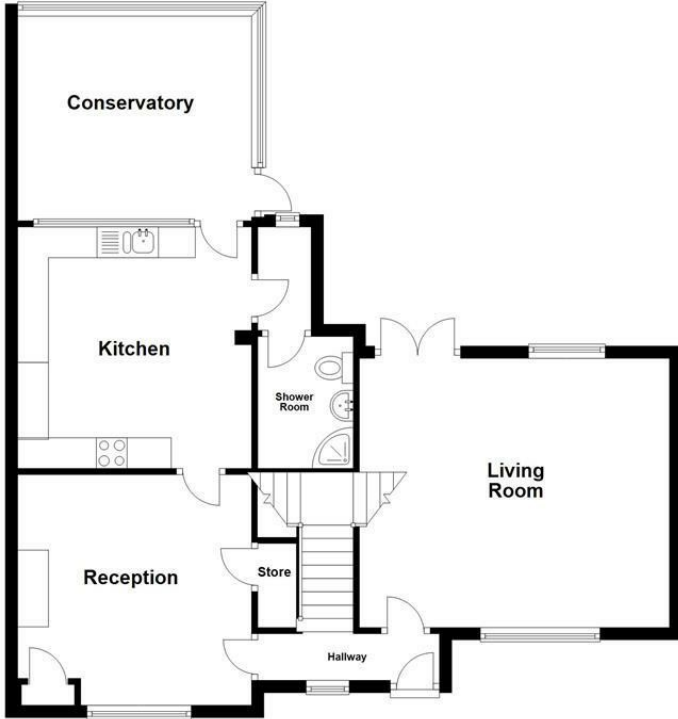
There is scope for further extension and plans were previously passed in 2019 for a part single storey and part two storey rear extension. Plans would need be re-submitted and are available for inspection - Ref: 3/19/1413/HH



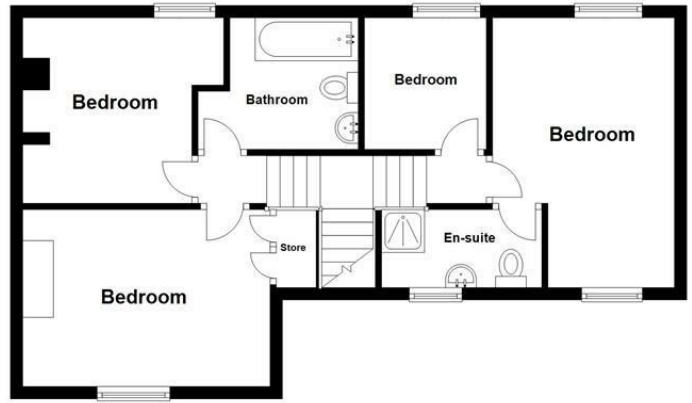
### MORTGAGE ADVICE

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 822999. 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. 78.0 sq. metres (840.0 sq. feet)



**First Floor**  
Approx. 53.8 sq. metres (578.8 sq. feet)



Total area: approx. 131.8 sq. metres (1418.8 sq. feet)  
**Chesnut Cottage**

**Tenure:** Freehold

**Council Tax Band:** C

**Viewing Arrangements:**

Strictly by appointment

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**01920 822999**

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**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	<b>60</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**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.

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