



**Oliver  
Minton**  
*Sales & Lettings*

**Sandersted Giffords Lane,  
Haultwick Nr. Ware**

**Herts SG11 1JE**

**Price Guide £820,000**

OFFERED FOR SALE WITH NO ONWARD CHAIN.

Set on an expansive plot occupying just over a quarter of an acre, this individual, single storey residence offers a generous and versatile living space of almost 1900 sq ft.

This lovely bungalow holds an idyllic spot on a quiet country lane, set within the beautiful East Hertfordshire countryside. Haultwick is around a mile from the picturesque village of Dane End which has a village shop & Post Office, primary school, a public house, a church and a memorial hall. These delightful villages and hamlets are almost reminiscent of a slower paced by-gone era, however have all modern day facilities such as high speed broadband and excellent road and rail connections close-by.

The stunning wrap-around gardens are a prominent feature of the property, lovingly tended by the current owner and featuring an array of vibrant flowers, shrub beds and trees, bringing interest and colour to the garden throughout the year. To the front, a driveway provides off-street parking, which in turn gives access to a large, detached double garage (subject to the usual planning consents, could possibly create an independent annexe)

Well presented throughout, with plenty of natural light, the accommodation in brief offers: Entrance hall, sitting room with open fire, dining room, study, fitted kitchen, utility area, bathroom and separate w.c. The dual aspect principle bedroom benefits from from both an en-suite shower room and a large walk-in clothes closet, with a smaller bedroom next door. The other two bedrooms are situated at the opposite side of the property, however the rooms could be configured differently, depending on a buyer's requirements.

This delightful property is an absolute "must see" for anyone looking for country living, whilst still retaining easy access to an array of amenities and a choice of stations in the surrounding towns and villages.





### Accommodation

Front door opening to:

### Reception Hall

Attractive parquet flooring. Radiator. Access to loft space. Airing cupboard housing hot water cylinder.

### Sitting Room 4.31m x 4.25m (14'1" x 13'11")

Upvc double glazed window to front. Parquet flooring. Radiator. Cast iron open fireplace with surround and marble hearth. Coved cornice.

### Dining Room 4.30m x 3.50m (14'1" x 11'5")

Upvc double glazed window to front. Radiator.

### Kitchen 4.30m x 3.0m (14'1" x 9'10")

Fitted with an attractive range of wall, base, dresser and display units. Complementary wood block worksurfaces with inset stainless steel sink and drainer. Built-in 'Bosch' electric oven/grill with four ring ceramic hob over. Pull out illuminated extractor fan above. Space and plumbing for washing machine and space for slim-line fridge. Tiled floor. Window to rear aspect overlooking the gardens. Deep cupboard housing electrical consumer unit and floor standing 'Worcester Bosch' oil fired boiler.

### Utility Area 2.25m x 1.80m (7'4" x 5'10")

Tiled floor, frosted window and door to the garden. At present this is an empty room, but would make an ideal utility room with space for washing machine, tumble dryer and a large fridge freezer. We are advised plumbing is outside and adjacent.

### Inner Hall

With doors off to principal bedroom and another bedroom. Loft access hatch.





### Principal Bedroom

Lovely light and bright room, being dual aspect with Upvc double glazed window to front and wide double doors opening to the gardens. Wood laminate flooring. Radiator. Door to en-suite and dressing room.

### En-Suite Shower Room 2.25m x 1.83m (7'4" x 6'0")

Fitted with a fully tiled shower cubicle with large 'rain-fall' shower head and curtain screen. Pedestal wash hand basin. Low flush w.c. Tiled floor. Radiator. Frosted window.

### Dressing Room 2.25m x 1.80m (7'4" x 5'10")

Frosted window to rear.

### Main Hallway

Returning to the main reception hall the other side of the bungalow consists of a large study/reception, two bedrooms and the family bathroom.

### Study/Reception Room 3.76m x 2.90m (12'4" x 9'6")

Wide double doors opening to a pretty courtyard section of the garden. Radiator. Sisal fitted carpet.

### Bedroom 4.22m x 3.35m (13'10" x 10'11")

Window to side aspect. Radiator. Range of fitted bedroom furniture with two double wardrobe cupboards and over bed decorative unit. Coved cornice. Sisal fitted carpet.

### Bedroom 3.38m x 3.22m (11'1" x 10'6")

Upvc double glazed window to front. Radiator. Sisal fitted carpet.

### Bathroom 1.80m x 1.75m (5'10" x 5'8")

Free standing claw foot bath. Pedestal wash hand basin. Radiator. Half height wood panelling. Tiled floor. Frosted window.

### Separate W.C

Mid flush w.c. Half height wood panelling. Tiled floor. Frosted window.

### Exterior

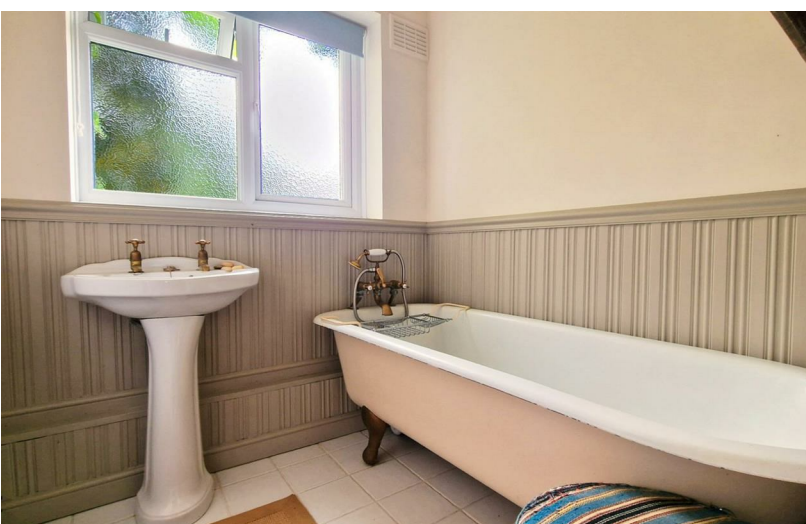
Mature, well tended gardens wrap around the property to all sides, providing seating and relaxation areas, great outside dining spots and a large lawn. The garden is very private with an eye-catching and vast variety of different trees, shrubs and flowers, a real credit to the current owner. There is a also greenhouse to remain. The property is approached via wrought iron gates leading to a driveway, providing off street parking. Although currently not in use, there is an alternative access where further parking could be created if needed.

### Double Garage 5.92m x 5.60m (19'5" x 18'4")

Large, brick built, double garage with pitched roof and up and over door. Window and personal door opening to the garden. Power and light connected. We are advised by the current owner the garage has been built to a standard that would accommodate a possible conversion to annexe style accommodation, subject to the usual planning permissions.

### Agents Note:

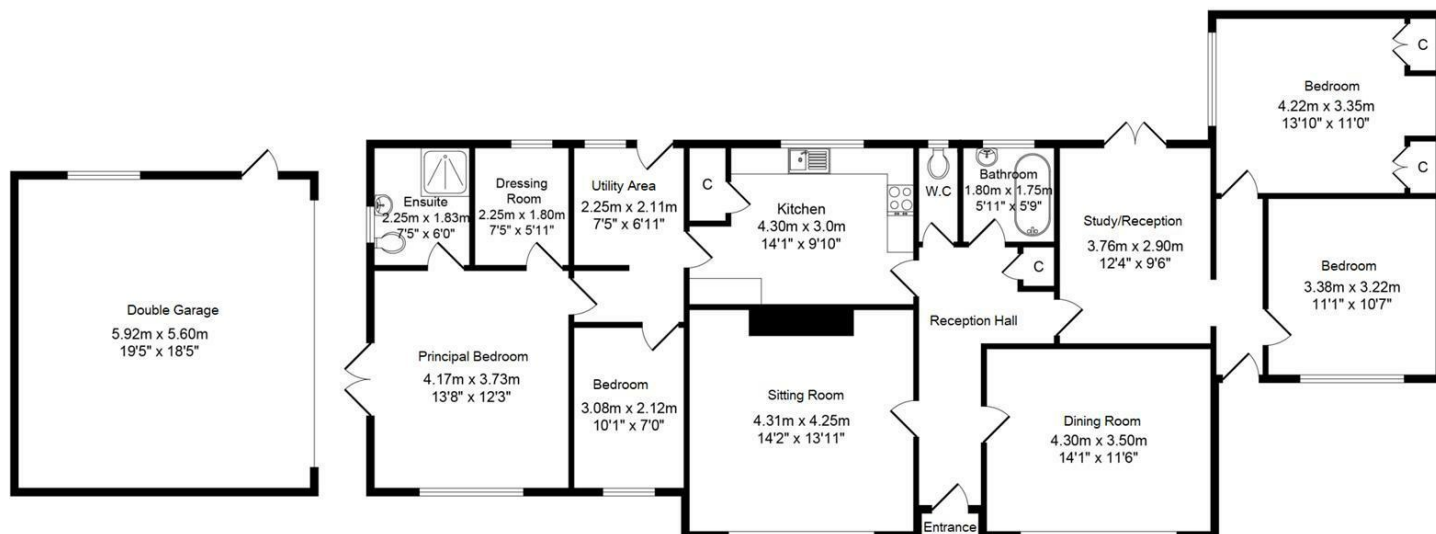
Council Tax Band : E  
Oil fired central heating to radiators.  
Mains drainage.





Garage  
33.15 sq.m. (356.83 sq.ft.) approx.

Ground Floor  
141.44 sq.m. (1522.44 sq.ft.) approx.



TOTAL FLOOR AREA : 174.59 sq.m. (1879.27 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



**Tenure:** Freehold

**Council Tax Band:** E

**Viewing Arrangements:**

Strictly by appointment

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		50	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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