



**Oliver
Minton**
Sales & Lettings

**4 Church Fields,
Standon**

SG11 1QR

Price Guide £735,000

A wonderful opportunity not to be missed. Available with the added advantage of no upward chain.

Located at the head of a small cul-de-sac of just four properties and standing in a mature 0.22 of an acre plot, this architect designed detached house was ahead of its time when built in the early 1970's with large glazing allowing for plenty of natural light and generous room proportions. Having been altered and extended over the years, the house now provides truly flexible accommodation of almost 2400 sq. ft, with options for a growing family or multi-generational living.

Some light refurbishment is now required; however this property is just perfect for someone to put their own taste and flair into this rarely available home.

The accommodation in brief offers: Enclosed entrance porch, reception hall, guest cloakroom/w.c, stunning living room with vaulted ceiling which is open plan to a delightful garden room, spacious kitchen/dining room and utility room/workshop. The ground floor also has a large double bedroom, complete with its own en-suite wet room.

The first floor consists of five bedrooms, one having en-suite facilities, plus a choice two bathrooms. There are driveways to each side of the house, both leading to garages.

The lovely, established gardens wrap around the house with mature trees and planting providing privacy and seclusion.



Accommodation

Front door with glazed sidelights opening to:

Enclosed Entrance Porch

Double glazed window to side. Radiator. Door to:

Reception Hall

Open tread staircase to first floor. Doors off the living room, Kitchen/dining room and ground floor bedroom. Door to:

Guest Cloakroom/W.C

Mid-flush w.c. Wall mounted wash hand basin. Double glazed window.

Open Plan Living/Garden Room

Although the garden room is a later addition, it perfectly blends with the living room with its high vaulted ceiling, creating a fabulous light, bright and airy open plan space.

Living Room 5.47m x 3.90m (17'11" x 12'9")

High vaulted ceiling. Wide double glazed window to front. York stone fireplace and surround. (Inset gas fire not in service) 2 electric storage heaters. Open plan to:



Garden Room 5.08m x 2.66 (16'7" x 8'8")

A lovely addition to the house with double glazed windows and doors to two sides overlooking the rear garden. Underfloor heating. Tiled floor. Inset ceiling lights. Wall lights.

Kitchen/Dining Room 7.07m x 3.44m (23'2" x 11'3")

Fitted with a range of wall and base units with complementary roll-edge work surfaces. Tiled splash-backs. Inset sink and drainer. Gas fired 'Aga' in black plus space for an alternative cooker. Integrated dishwasher. Tiled floor. Two radiators. Two wide double glazed windows overlooking the rear garden. Door and steps down to:



Utility Room 3.44m x 1.53m (11'3" x 5'0")

Wall and base units with worktop over. Space and plumbing for washing machine. Wall mounted 'Ideal Logic' gas fired boiler. Dividing wall and open to:

Workshop Area 3.43m x 1.75m (11'3" x 5'8")

This could easily be integrated back into the utility area. Double glazed window to rear. Double doors to garage. Door opening to side garden.



Ground Floor Bedroom 5.15m max x 5.19m max (16'10" max x 17'0" max)

Overall measurement, narrowing to one corner to accommodate wet room. Wide double glazed window to front. Radiator. 'Stannah' personal elevator installed providing access to the first floor. (At present not in full working order, needs some attention) Door to:

Wet Room

White suite: Low level w.c. with concealed cistern. Vanity wash hand basin with drawer unit below. Wall mounted shower. Fully tiled walls. Heated towel rail. Extractor fan.

First Floor

Landing with door to airing cupboard. Floor to ceiling double glazed window to side. Loft hatch. Loft has a pull-down ladder and light connected.



Bedroom One 4.24m > 3.32m x 4.02m (13'10" > 10'10" x 13'2")

Double glazed floor to ceiling windows to front. Range of built-in bedroom furniture. 'Stannah' personal elevator to ground floor. Electric storage heater. Archway open to:

En-suite Shower

Recessed shower cubicle with glazed screen. Wall mounted wash hand basin. Low level w.c.



Bedroom Two 4.24m >2.87m x 3.20m (13'10" >9'4" x 10'5")

Two double glazed window to front. Electric storage heater. Door to large eaves storage space.

Bedroom Three 3.48m x 2.76m (11'5" x 9'0")

Double glazed window to rear. Radiator.

Bedroom Four 3.19m x 2.91m (10'5" x 9'6")

Measured up to fitted wardrobe cupboards and dressing table unit to one wall. Double glazed window to rear.



Bedroom Five/Dressing Room 2.76m x 2.12m (9'0" x 6'11")

Measured up to fitted wardrobe cupboards to one wall. Double glazed window to rear. Radiator.

Bathroom One 2.01m x 2.02m (6'7" x 6'7")

Panel enclosed bath. Pedestal wash hand basin. Mid flush w.c. Radiator. Double glazed frosted window to side.

Bathroom Two 3.33m x 1.84m (10'11" x 6'0")

Corner bath. Vanity wash hand basin with cupboards below and w.c with concealed cistern. Bidet. Radiator. Double glazed frosted window to front.



Exterior

The front of the property is enhanced by mature planting with two driveways providing parking.

Garage 1 5.37m x 2.55m (17'7" x 8'4")

Up and over door. Personal door to rear opening to the rear garden.

Garage 2 5.21m x 3.41m (17'1" x 11'2")

Up and over door. Power and light connected. Water softener. Double doors opening to the utility/workshop.



Rear Garden

Lovely established gardens that wrap around the house. An array of planting and mature shrubs and trees provide privacy and seclusion and offer diversity and colour for all seasons. There is a small pond, timber summer house, wooden arbour with garden swing and garden shed to remain. Outside water tap.





Services

Mains services connected. Part gas fired central heating/part electric storage heating. Mains drainage. Broadband & mobile phone coverage can be checked at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Location

Standon is a highly sought after village situated just to the north of Ware that is accessed by the A10 bypass providing easy accessibility to a main-line railway station within 10/15 minutes. The property is ideally situated to give access to London Stansted Airport (approx. 11 miles) and stations at Bishops Stortford and Ware (approx 6 miles) both provide services into London Liverpool Street.

There is a pretty village High Street that is within a comfortable walking distance with a variety of family run businesses including a village store/sub post office, butchers, bakers, parish church, and two public houses. Open countryside is on the door step with many footpaths leading in to the Ash Valley and Standon Lordship.

The adjoining village of Puckeridge features a village shop, vintage tea room, pharmacy and two public houses together with recreational grounds, a community centre and highly regarded first and middle schools.

Pearces Farm Shop on the outskirts of the village has an excellent cafe and offers pick-your-own fruit in the summer.

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
1507 sq.ft. (140.0 sq.m.) approx.



1ST FLOOR
840 sq.ft. (78.0 sq.m.) approx.



TOTAL FLOOR AREA: 2347 sq.ft. (218.0 sq.m.) approx.

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

Council Tax Band: F

Viewing Arrangements:

Strictly by appointment

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| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 46 | 60 |
| (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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