



**Oliver  
Minton**  
*Sales & Lettings*

**The Brew House, The Ford,  
Little Hadham**

**Hertfordshire SG11 2BW**

**Chain Free £349,950**

Situated within Little Hadham's Conservation Area, a very rare opportunity to purchase a gorgeous one bedroom detached Grade II Listed cottage, CHAIN FREE, with stylishly modernised and beautifully presented accommodation. With a paved courtyard garden potentially providing an off-road parking space if wanted, the cottage is located within walking distance of the village public house and lovely adjoining countryside and other features include: luxury fitted kitchen/diner, ground floor luxury shower room with WC, cosy living room with attractive fireplace and wood burner, first floor double bedroom and luxury fitted bathroom.





### **SUPERB KITCHEN / DINER 6.2 x 2.27 (20'4" x 7'5")**

Main entrance stable door from courtyard garden . A lovely contemporary fitted and presented room with space for breakfast/dining table. Door to Shower Room & WC. Door to Living Room. Slate floor with underfloor heating. Attractive range of fitted wall, base and drawer units with slate worktops incorporating 'Butler' sink and electric induction hob with electric oven below and extractor hood above. Integrated washing machine. Dual aspect windows. Inset ceiling lights. Radiator. Door to recessed storage cupboard.



### **SHOWER ROOM**

Underfloor heating throughout. Door from Kitchen with door to WC and open to contemporary tiled shower area with glazed door and chrome heated towel rail. Cloakroom area with white WC and wash hand basin. Window. Extractor fan.



### **LIVING ROOM 5.80 x 3.38 (19'0" x 11'1")**

A charming room with attractive feature brick fireplace. Further entrance door from courtyard. 2 radiators. Window. Staircase to first floor with understairs storage cupboard.

### **FIRST FLOOR LANDING**

Recess storage and window. Door to Bathroom and door to:

### **DOUBLE BEDROOM 3.44 x 3.28 (11'3" x 10'9")**

Dual aspect windows. Radiator. Inset ceiling lights.



### **ATTRACTIVE BATHROOM 2.34 x 1.58 (7'8" x 5'2")**

Contemporary white suite comprising bath, wash hand basin and WC. Window. Part tiled walls. Ceramic tiled floor with underfloor heating.

### **OUTSIDE**

#### **COURTYARD GARDEN**

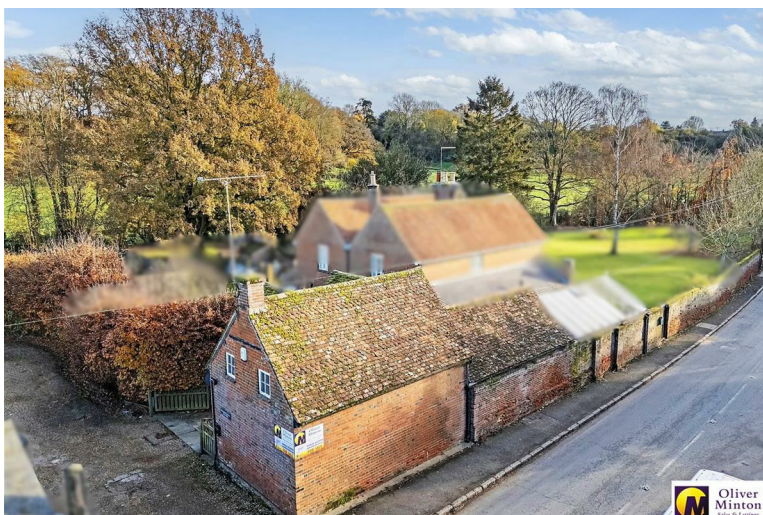
Outside water tap. Gated and fenced courtyard garden with space for table and chairs and could alternatively be used for off-road parking.



### **SERVICES & AGENTS NOTES**

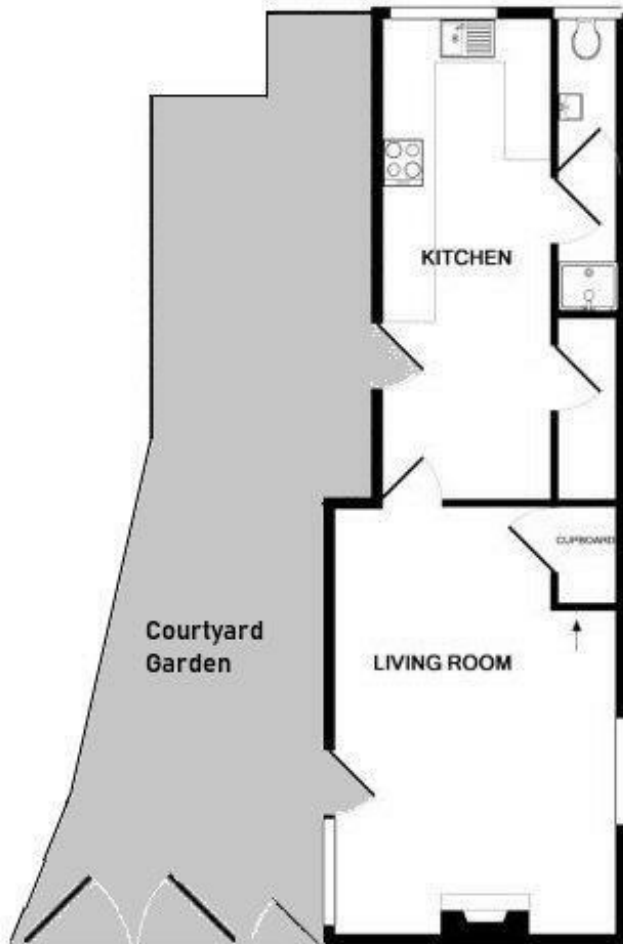
All mains services are connected with mains sewerage, electricity, gas and underfloor heating.

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



### **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



1ST FLOOR  
APPROX. FLOOR  
AREA 169 SQ.FT.  
(15.7 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 418 SQ.FT.  
(38.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 587 SQ.FT. (54.5 SQ.M.)

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 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:** A

**Viewing Arrangements:**

Strictly by appointment

28 High Street, Puckeridge, Hertfordshire, SG11 1RN

**01920 822999**

**Email:** puckeridge@oliverminton.com

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>49</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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