



 Oliver



**Oliver  
Minton**  
*Sales & Lettings*

**Meadow View, Ford Street,  
Braughing**

**Herts, SG11 2PW**

**Price Guide £945,000**

Oliver Minton Village & Rural Homes are delighted to offer 'Meadow View', a superbly appointed four bedroom individual detached house with delightful views to the front and features including a wonderful 40ft split-level through lounge, entrance hall with study area, cloakroom, fantastic 30' entertaining kitchen/dining room, luxury en-suite shower room and luxury family bathroom. There is uPVC double glazing, gas central heating to radiators, double garage with electric remote control door, further driveway parking and an attractive, secluded 57' x 50' rear garden. Braughing's picturesque ford on the River Quin, the highly regarded Jenyns First School, the village pubs, recreation ground and community centre and St Mary's Church are all within walking distance, as are numerous delightful footpaths in the surrounding countryside.



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**OPEN-PLAN ENTRANCE  
VESTIBULE/HALLWAY 4.09m x 3.10m  
reducing to 2.51m (13'5 x 10'2 reducing  
to 8'3)**

Double glazed composite front door and double glazed obscure panel windows to front. Engineered oak wood flooring. 2 radiators. Stairs to upper floor with understairs storage area. Steps down with concertina door to:

**LOWER GROUND FLOOR**

**HALLWAY**

Recess with plumbing and space for washing machine and tumble dryer above. Coat hanging space. Double doors to airing cupboard with hot water cylinder. Radiator. Personal access door to garage. Door to:

**CLOAKROOM**

White WC and pedestal hand basin. Extractor fan.

**UPPER FLOOR**







## SPLIT LEVEL LANDINGS

Upper level carpeted and leading to bedrooms and bathroom. 2 radiators. Access hatch to boarded loft with light and retractable ladder. Open-plan to Lounge and door to Kitchen.

## SUPERB LOUNGE 7.49m x 4.27m (24'7 x 14'0)

A wonderful triple aspect split level room with large feature double glazed picture window to front looking out towards the meadow and river. Chimney breast with inset fireplace housing wood burning stove. 2 radiators. Engineered oak flooring. Glazed bi-fold doors to:



## EXCELLENT KITCHEN / DINER / ENTERTAINING ROOM 9.14m x 2.59m < 4.39m in dining area (30'0 x 8'6 < 14'5 in dining area)

uPVC double glazed bi-fold patio doors from dining area opening to decked patio. Further double glazed uPVC French door from kitchen area to garden. Double glazed uPVC windows to rear garden. 2 radiators. Island work surface with fitted storage cupboards and drawers with wine storage below. Excellent range of fitted wall, base and drawer units with inset sink and instant boiling water tap. Integrated freezer. Recess for range cooker with extractor canopy above. Integrated dishwasher. Space for fridge/freezer. Inset ceiling lights.



## BEDROOM ONE 6.30m including en-suite x 3.81m max (20'8 including en-suite x 12'6 max)

uPVC double glazed windows to rear. Radiator. Door to:

## EN-SUITE SHOWER ROOM 1.85m x 1.65m (6'1 x 5'5)

White WC and wash hand basin with cupboards under, glazed corner shower cubicle. Double glazed obscure window. Chrome heated towel rail. Shaver point. Inset ceiling lights.

## BEDROOM TWO 3.91m x 3.05m (12'10 x 10'0)

Dual aspect uPVC double glazed windows to front and side. Radiator.







### **BEDROOM THREE 2.97m + alcove x 2.95m (9'9 + alcove x 9'8)**

2 uPVC double glazed windows to front with views towards meadow. Radiator. Alcove with built-in wardrobe/storage cupboard.

### **BEDROOM FOUR 2.31m x 2.92m including storage cupboard and door (7'7 x 9'7 including storage cupboard and door rece)**

uPVC double glazed window to front. Built-in overstairs storage cupboard. Radiator.

### **FAMILY BATHROOM 2.95m x 1.78m (9'8 x 5'10)**

White suite comprising bath, wash hand basin with cupboard under, WC and glazed corner shower cubicle. Chrome heated towel rail. Inset ceiling lights. Inset ceiling lights. Extractor fan.

### **OUTSIDE**

#### **FRONT DRIVEWAY**

Driveway parking for several vehicles. Flower and shrub beds. Steps up to main entrance. Side access gate.

### **INTEGRAL DOUBLE GARAGE 5.56m x 4.32m (18'3 x 14'2)**

Electric remote control up and over door. High ceiling. Power and light connected. Fitted storage cupboards. Wall-mounted 'Vaillant' gas fired boiler. (Potential for conversion).

### **SECLUDED REAR GARDEN**

Large decked area and lawn with flower and shrub borders. Side accessway and gate. Hot and cold water taps. Outside lights and power points.

### **AGENTS NOTES**

All mains services are connected with mains water, sewerage, electricity and gas central heating to radiators.

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



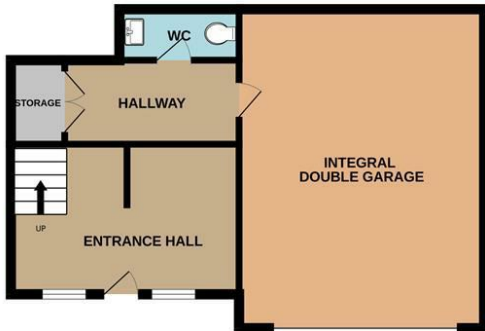


## MORTGAGE ADVICE

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



GROUND FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR  
1513 sq.ft. (140.6 sq.m.) approx.



TOTAL FLOOR AREA : 2009 sq.ft. (186.6 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:** G

**Viewing Arrangements:**

Strictly by appointment

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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</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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