



**Oliver
Minton**
Sales & Lettings

**The Stores, Hadham Cross,
Much Hadham**

SG10 6AL

Price Guide £850,000

The Stores is a unique, Grade II Listed period home offering versatile accommodation that includes an independent studio with its own access. With origins believed to date back to the 18th century, this beautiful property holds a commanding position in the street scene of Much Hadham and throughout some of its previous history has been established in the local community as village general stores and tea rooms. The property has been altered and extended over the years, with the current owners lavishing love and attention to make it the beautiful home it is today.

There are a number of benefits including period features and a good size cellar. This is all complemented by practical elements including off road parking and a double garage.

The accommodation in brief offers: Impressive reception room, study, guest cloakroom, inner hallway with door to cellar, dining room and kitchen.

To the first floor there are four very generous double bedrooms, served by a choice of a modern shower room or family bathroom.

The independent studio offers a great space for guests, a home office/ hobby room or gym, with an open plan, subdivided seating/built-in cabinets, bedroom area and a separate shower room.

The mature rear south facing garden has a flagstone terrace to the immediate rear of the house with the remainder laid to a well tended lawn with mature flower and shrub borders.

The double garage is approached via the driveway to the rear, that provides two parking spaces.



Accommodation

Front door opening to:

Impressive Reception Room 10.20m x 4.27m (33'5" x 14'0")

Beautiful dual aspect room with twin sash windows to front aspect and another to the side, all fitted with bespoke shutter blinds. An attractive, contemporary wood burning stove complements and contrasts with the exposed brickwork and solid oak floor. Three column radiators. Wall lights. Door to inner hall and door to the study.

Study 4.92m x 2.27m (16'1" x 7'5")

Two sash windows to side with bespoke shutter blinds. Solid oak floor. Built-in cupboard and shelving. Radiator. Door to:

Guest Cloakroom

Low flush w.c. Wall mounted corner wash hand basin. Extractor fan.





Inner Hall

Exposed ceiling timber and brick walls. Stairs rising to first floor. Unser stairs cupboard. Door to cellar. Steps down to lobby area with original brick floor. Radiator. Storage cupboard and shelving. Door to dining room. Part open plan to kitchen, providing extra storage. Door to garden.

Cellar 3.20m x 2.82m (10'5" x 9'3")

Great space for the wine connoisseur. Exposed brick walls and floor. Light connected. Good head height.

Dining Room 4.44m x 3.30m (14'6" x 10'9")

Sash window to rear overlooking the garden. Radiator. Solid oak floor. Inset fireplace housing a wood burning stove.



Kitchen 4.08m x 2.20m (13'4" x 7'2")

Fitted in a traditional cottage style with cream coloured wall, base and display units complemented by wood block work surfaces. Inset Butler style sink. Tiled splash-backs. Wide recess for range cooker. Spaces for washing machine, dishwasher and tall fridge freezer. Concealed, wall mounted gas fired boiler. Original brick floor. Window to rear.

First Floor

Part galleried landing with sash window to rear aspect. Column radiator. Doors off to bedroom accommodation, family bathroom and separate shower room.



Bedroom 5.60m x 4.54m (18'4" x 14'10")

Dual aspect windows to front and side. Two radiators.

Bedroom 4.45m x 4.45m (14'7" x 14'7")

Sash window to front. Radiator. Exposed, wood floorboards.

Bedroom 4.98m x 3.30m (16'4" x 10'9")

Dual aspect windows. Radiator. Exposed wood floorboards and brick chimney breast.

Bedroom 3.37m x 3.35m (11'0" x 10'11")

Sash window to rear. Column radiator. Exposed wood floor. Attractive cast iron fireplace (decorative only)



Shower Room

Fitted with a white suite: Low level w.c. with concealed cistern. Vanity wash hand basin set in countertop with storage below. Large walk in shower with glazed screen. Part vaulted ceiling. Complementary tiling to walls and floor. Deep recessed airing cupboard. Window to rear.



Bathroom

Panel enclosed bath with shower attachment and glazed screen. Low level w.c. Vanity wash hand basin. Chrome heated towel rail. Part vaulted ceiling. Extractor fan.

Independent Studio 7.49m x 3.26m (24'6" x 10'8")

The studio has its own access from either Malting Lane, or via gated access from rear garden. Well fitted and decorated, this is a very versatile space and could be used in a variety of different ways, depending on a buyer's needs. At present the layout is subdivided to provide a seating area, built-in cabinets and double bedroom. A door opens to the separate shower room. The studio benefits from gas central heating.

Exterior

The property benefits from off street parking for two vehicles. The driveway is accessed via Malting Lane and in turn leads to the garage. A gate takes you through to the rear garden.

Double Garage 5.37m 5.25m (17'7" 17'2")

Of timber construction. Double doors for vehicular access. Personal door opening to the garden. Power and light connected.

Rear Garden

Lovely, private and fully enclosed rear garden. To the immediate rear of the house there is a full width paved terrace with the remainder laid to a well tended lawn with mature borders. Log storage. Personal door to garage and gated access to the driveway.

Services

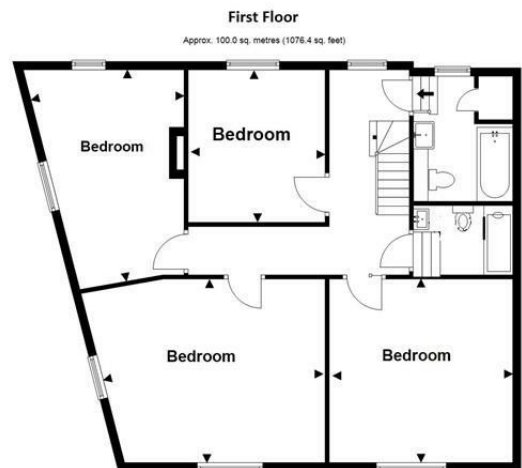
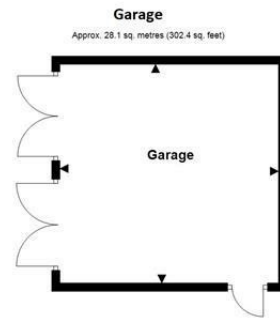
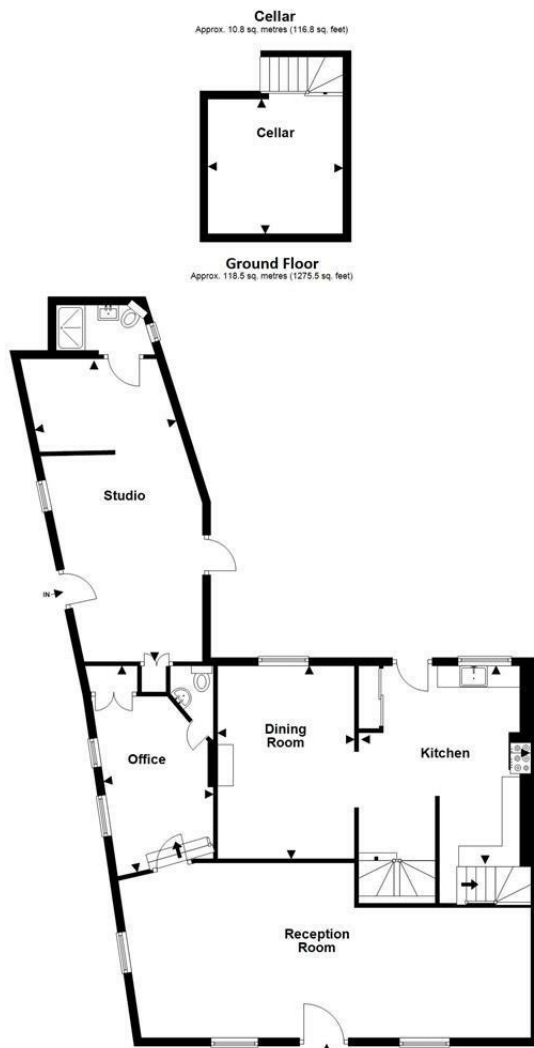
All main services connected. Gas central heating to radiators.

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

MORTGAGE ADVICE

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Total area: approx. 257.4 sq. metres (2770.9 sq. feet)

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The Stores

Tenure: Freehold

Council Tax Band: F

Viewing Arrangements:

Strictly by appointment

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