



**Oliver
Minton**
Sales & Lettings

**8 Meadow Walk,
Standon**
SG11 1QT
Price Guide £830,000

This truly spacious, six-bedroom detached family is located in a quiet cul-de-sac, just a short walk from Standon village amenities and High Street.

Set on a large plot measuring approximately 0.44 acre, the mature rear garden is a real standout feature, with a large, paved terrace, offering a peaceful retreat for outdoor entertaining and the remainder being laid to lawn, edged by mature natural planting, a bridge over the River Rib tributary and a large, detached timber cabin.

The versatile accommodation is well designed with a traditional entrance hall, ground floor shower room, spacious living room, open plan family room/dining room, kitchen/breakfast room and conservatory. The first floor offers six bedrooms, the principal having en-suite facilities and a family bathroom.

Externally, the property benefits from a private driveway with space for multiple vehicles, an integral garage, and side access to the garden.

Standon is a sought after village situated just to the north of Ware with 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.

The High Street 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, pharmacy and two public houses together with recreational grounds, a community centre and 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.



Accommodation

Front door opening to:

Entrance Hall

Stairs rising to first floor. Door to living room. Door to:

Shower Room

Suite comprising: Wash hand basin, low flush w.c. independent shower cubicle. Under floor heating. Radiator.

Living Room 5.79m x 4.31m (18'11" x 14'1")

Dual aspect with double glazed windows to rear and side plus door opening to the garden. Fire surround with hearth and mantle. Wood flooring. Two radiators.

Kitchen 5.56m x 4.37m (18'3" x 14'4")

Fitted with a range of wall, base, display and larder cabinets with complementary work surfaces over. Tiled splash-backs. Inset sink and drainer. Space for range style cooker and American style fridge freezer. Central island/breakfast bar. Two double glazed windows to front. Door to garage.

Breakfast Room 2.90m x 2.52m (9'6" x 8'3")

Double glazed window to rear. Tiled floor. Door to:

Dining Room 4.5m x 2.91m (14'9" x 9'6")

Double doors to the conservatory and door to outside. Wood flooring. Radiator. Part open plan to:



Family Room/Study 4.47m x 2.45m (14'7" x 8'0")

Wood flooring. Radiator.

Conservatory 3.88m x 3.37m (12'8" x 11'0")

Brick plinth construction, with double glazed windows and doors to three sides overlooking the paved terrace area. Tiled floor. Radiator.

First Floor

Landing with double glazed window to front. Radiator. Built-in storage cupboard.

Principal Bedroom 4.97m x 4.47m (16'3" x 14'7")

Double glazed window to rear. Fitted with a range of built-in bedroom furniture. Radiator. Door to:

En-Suite Shower Room

Suite comprising: Shower cubicle with glazed screen, pedestal wash hand basin and dual flush w.c. Tiled splash-backs. Radiator.

Bedroom Two 3.66m x 3.34 (12'0" x 10'11")

Double glazed window to front. Radiator.

Bedroom Three 3.95m x 2.65m (12'11" x 8'8")

Double glazed window to rear. Radiator.

Bedroom Four 3.44m x 2.97m (11'3" x 9'8")

Double glazed window to front. Radiator. Built-in wardrobe cupboards.

Bedroom Five 3.96m x 2.13m (12'11" x 6'11")

Double glazed window to rear. Radiator.

Bedroom Six 3.01m x 2.04m (9'10" x 6'8")

Double glazed window to rear. Radiator.



Family Bathroom

White suite: Panel enclosed bath. Vanity wash hand basin set in cupboard unit with storage below. Low flush w.c. with concealed cistern. Fully tiled to walls and floor. Chrome heated towel rail. Double glazed frosted window.

Exterior

The property benefits from a wide frontage, with driveway parking for several vehicles leading to the garage. Gated side access.

Garage 4.79m x 2.37m (15'8" x 7'9")

With up and over door. Personal door to the kitchen.

Rear Garden

Larger than average rear garden with a pretty paved terrace area to the immediate rear of the house. Small bridge leading over a small tributary of the River Rib. Expansive lawns with mature planting providing privacy. Timber cabin and timber storage sheds.

Timber Cabin 5.30m x 3.40m and 5.30m x 2.02m (17'4" x 11'1" and 17'4" x 6'7")

Pitched roof. Part subdivided into two areas. Wood burning stove. windows overlooking the garden.

Services

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





Total Area approx. 208.0 sq. metres (2217 sq. ft.)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE.
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown.
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Tenure: Freehold

Council Tax Band: F

Viewing Arrangements:

Strictly by appointment

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	74	83
	EU Directive 2002/91/EC	

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