



 Oliver



**Oliver  
Minton**  
*Sales & Lettings*

**Clouds, Ford Hill  
Little Hadham**

**Herts SG11 2AZ**

**Asking Price £637,500**

Oliver Minton Village & Rural Homes are delighted to offer For Sale this delightful three bedroom semi-detached period cottage in a superb position within the Hadham Ford Conservation Area. With well presented accommodation, the home is perfectly complemented by the attractive large garden, detached double garage, further outbuildings and extensive parking facilities. Features include gas central heating to radiators, hallway, lounge, cloakroom/WC, good size farmhouse style kitchen, separate dining room, 3 first floor bedrooms and family bathroom.



 Oliver  
Minton  
*Village & Rural Homes*





### Hallway

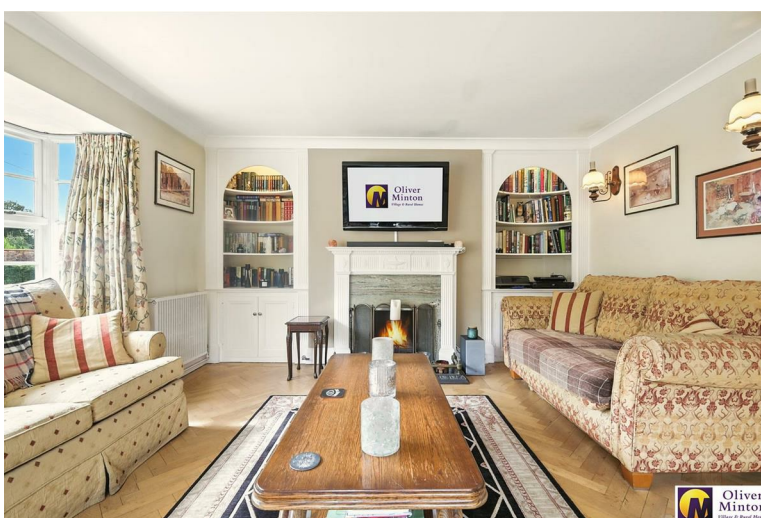
Main entrance door on side elevation. Parquet floor. Radiator. Staircase to first floor with under stairs storage area. Window to rear. Door to Lounge. Door to Kitchen. Door to:

### Cloakroom

White WC with concealed cistern, corner wash hand basin with cupboard under. Quarry tiled floor. Extractor fan.

### Lounge 4.65m + alcoves x 3.96m + bay (15'3 + alcoves x 13'0 + bay)

A lovely dual aspect room with glazed French doors to garden and curved bay window to front. Three radiators. Parquet floor. Open fireplace with alcoves either side and built-in bookshelves.





### **Kitchen 5.89m x 3.25m (19'4 x 10'8)**

Attractive farmhouse-style kitchen with a comprehensive range of fitted, wall, base, drawers and glass-fronted display units with granite work surfaces incorporating 'Butler' sink. Further island wooden worktops with drawers and cupboards below. Quarry tiled floor. Recess for fridge/freezer. 'Lacanche' range cooker with extractor canopy above. Recess for microwave. Plumbing for washing machine and dishwasher. Window to front on to Ford Hill. Cupboard concealing wall-mounted 'Glow-Worm' gas fired boiler. Opening at rear to:



### **Dining Room 5.00m x 2.24m (16'5 x 7'4)**

'Karndean' flooring. Two large skylight windows. Glazed French doors garden. Radiator. High ceiling with inset downlights.

### **First Floor Landing**

Window to rear. Radiator. Wooden boarded floor. Door to recessed airing cupboard housing hot water cylinder.

### **Bedroom One 4.17m x 3.66m (13'8 x 12'0)**

A bright, spacious bedroom with large dual aspect windows to front and side. Pair of recessed double wardrobe cupboards. Access hatch to mainly boarded loft area with light connected. Radiator.



### **Bedroom Two 3.84m x 3.45m (12'7 x 11'4)**

Window to front. Radiator. Wash hand basin.

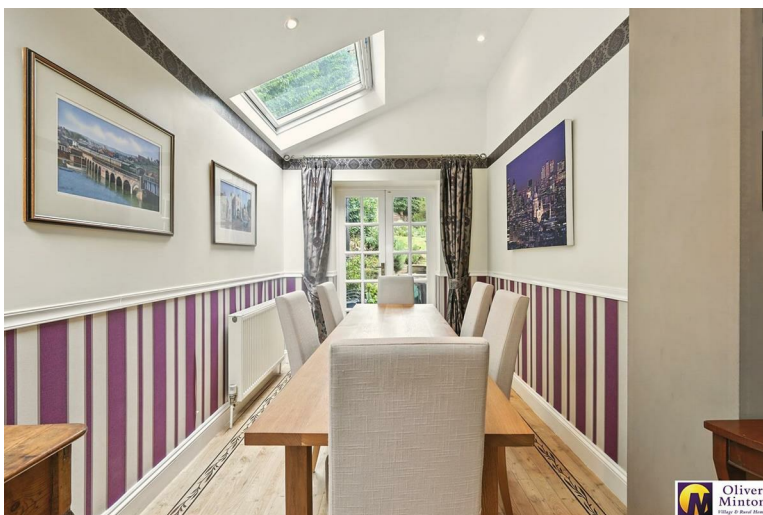
### **Bedroom Three 2.67m including cupboards x 2.06m (8'9 including cupboards x 6'9)**

Dual aspect windows to side and rear. Built-in base storage cupboards. Radiator.

### **Family Bathroom 2.01m x 2.01m (6'7 x 6'7)**

White suite comprising bath with shower above and glazed shower screen, wash hand basin and WC with concealed cistern. Heated towel rail. Window to rear.

### **Outside**





## Delightful Gardens

Main area to the side of the house and stepping/sloping up to the rear where the double garage, outbuildings and parking area is situated. 2 timber garden stores. Greenhouse. Paved patio/seating areas adjacent to the house and at the top of the garden. The garden is mainly laid to lawn with beautifully stocked flower and shrub beds.

## Detached Double Garage 6.10m x 5.87m (20'0 x 19'3)

Timber construction. One electric remote control up and over door. Manual double doors to other side. Eaves storage space. Windows and personal access door.

## Extensive Parking Area

In front and to the side of the garage. Suitable for a number of cars, van, caravan, small boat, motorhome etc.

## 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/>

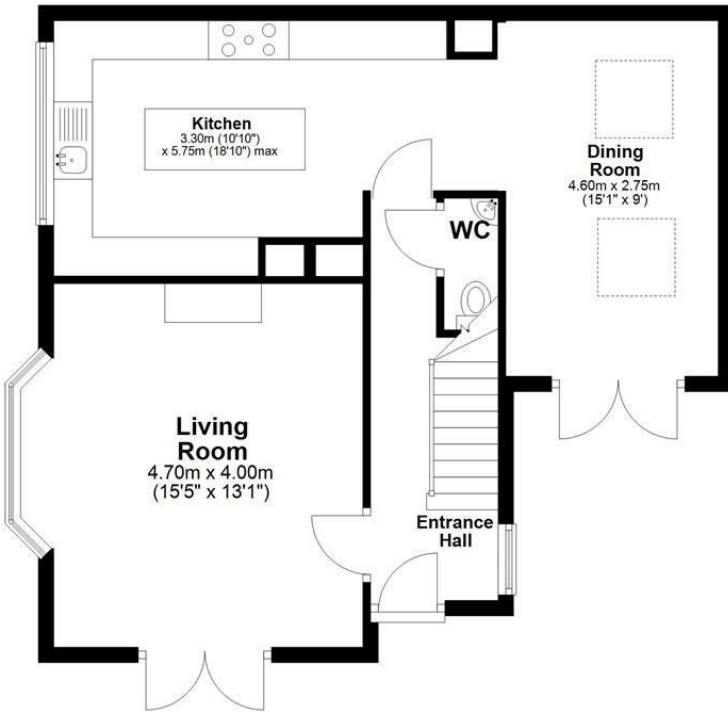


## MORTGAGE ADVICE

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

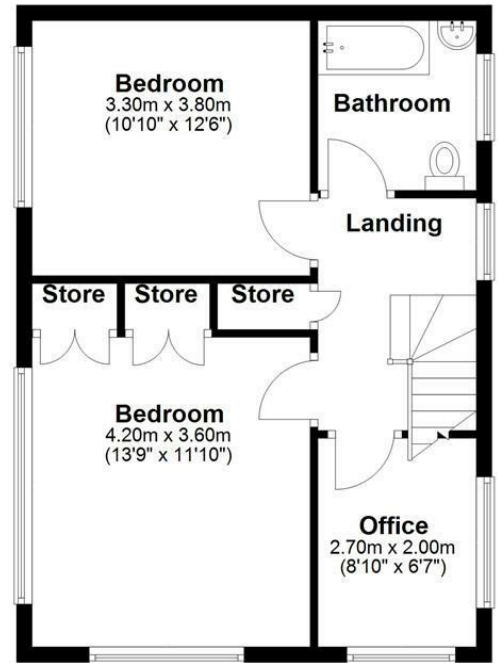
### Ground Floor

Approx. 50.9 sq. metres (547.8 sq. feet)



### First Floor

Approx. 47.3 sq. metres (509.2 sq. feet)



Total area: approx. 98.2 sq. metres (1057.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

**Clouds Little Hadham**

**Tenure:** Freehold

**Council Tax Band:** E

**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>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | <b>74</b> |
| (55-68) <b>D</b>                            | <b>55</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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