



**Chantry House, The Street, Furneux Pelham, Herts, SG9 0LJ**  
**£950,000 Freehold**

 **Oliver Minton**  
*Village & Rural Homes*

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Council Tax Band: G

Tenure: Freehold

Property Type: Detached House

Bedrooms: 4 | Bathrooms: 3 | Receptions: 3

With origins dating back to C16-C17, Oliver Minton Village & Rural Homes are delighted to offer For Sale this wonderful CHAIN FREE Grade II Listed period family home on a superb 0.5 acre plot, in a great central village location, within the Conservation area and opposite the well regarded Furneux Pelham C of E primary school. The circa 3072 sq ft of accommodation within the main house offers a lovely combination of great character and more modern contemporary benefits where needed. Features include reception hall, three reception rooms, basement room, large kitchen/breakfast room, utility room, cloakroom, four double bedrooms, two en-suites, family bathroom, a wealth of exposed beams and attractive brick fireplaces. The large flat garden incorporates a heated swimming pool and the large detached double garage complex incorporates two attic rooms above, shower room and sauna and garden store/plant room.

- CHAIN FREE
- Superb Family Home
- Grade II Listed
- Four Double Bedrooms
- 3 Shower/Bathrooms
- 3 Reception Rooms
- Modern Fitted Kitchen/Breakfast Room
- Basement Room
- 0.5 Acre Plot
- Double Garage Complex with Attic Rooms



## Reception Hall - 4.17m x 2.16m (13'8" x 7'1") + inglenook

Double glazed window to front. Front door. Open brick inglenook fireplace. Exposed beams and studwork to Inner Hall. Doors to Sitting Room and Dining Room.

## Sitting Room - 5.74m x 4.14m (18'10" to face of chimney breast x 13'7")

Double glazed window to front. 2 radiators. Exposed beams. Further double glazed window to side. Attractive open brick fireplace.

## Dining Room - 4.52m x 4.42m (14'10" x 14'6") into inglenook

Double glazed window to front. 2 radiators. Exposed beams. Large brick inglenook fireplace. Door to:

## Study/Playroom - 4.47m x 3.18m (14'8" x 10'5")

Dual aspect double glazed windows to front and side. Ceramic tiled floor. Radiator. Inset ceiling lights. Door to:

## Rear Lobby

Window to rear. Quarry tiled floor. Door to Plant Room. Exposed beams. Stable door to rear garden. Built-in storage cupboard and door to Cloakroom.

## Plant Room - 1.93m x 1.57m (6'4" x 5'2")

Quarry tiled floor. Inset ceiling lights. Exposed beams. Hot water cylinder.

## Cloakroom

Quarry tiled floor. White WC and pedestal hand basin. Radiator. Double glazed window. Inset ceiling lights.

## Inner Hall

Staircase to first floor. Exposed beams. Radiator. Door to recessed storage cupboard. Door to:

## Kitchen/Breakfast Room - 6.22m x 4.83m (20'5" x 15'10")

Porcelain tiled floor. Dual aspect with double glazed windows to rear and two sets of double glazed French doors to rear garden. 4 radiators. Central island granite quartz work surface and breakfast bar with inset AEG electric induction hob with soft-closing drawers. Further matching granite work surfaces incorporating sink unit with waste disposal. Fitted wall and base units and pull-out carousel unit. Recess for large fridge/freezer. Integrated Miele dishwasher. Inset ceiling lights. Exposed beams. Door to:



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## Rear Hall

Stairway opening with stairs down to Basement Room. Porcelain tiled floor. Glazed door to rear garden. Door to Utility Room.

**Basement** - 4.27m x 3.71m (14'0" x 12'2")

Exposed ceiling beams. Window. Power and light. Electric fuse boxes. There is approximately 5'9 head height.

**Utility Room** - 5.03m x 2.03m (16'6" x 6'8")

Double glazed window to rear. Radiator. Wooden work surfaces incorporating sink with fitted wall and base storage cupboards. Inset ceiling lights. Recess for washing machine. Porcelain tiled floor.

## Split Level Landings

Exposed beams. 2 radiators. Access hatch to loft space. Door to recessed wardrobe cupboard.

**Bedroom One** - 4.42m x 3.43m (14'6" x 11'3")

Double glazed window to front. Radiator. Wooden floor. Feature open fireplace. High ceiling. Small vertical window to rear. Inset ceiling lights. Low door to:

**Dressing Room** - 3m x 2.16m (9'10" x 7'1")

Wood floor. Radiator. Double glazed window to front. Inset ceiling lights. Door to:

**En-Suite Shower Room** - 2.31m x 2.01m (7'7" x 6'7") + shower

White suite comprising WC, bidet and pedestal hand basin. Large glazed shower cubicle. Heated towel rail. Double glazed window to side. Wood floor. Door to built-in airing cupboard housing hot water cylinder. Inset ceiling lights. Shaver point.

**Bedroom Two** - 4.93m x 3.61m (16'2" x 11'10")

Dual aspect double glazed windows to rear. Wooden boarded floor. Radiator. Door to:

**Dressing Room** - 2.49m x 1.35m (8'2" x 4'5")

Double glazed window to rear. Wooden boarded floor.

**Family Bathroom** - 2.44m x 2.26m (8'0" x 7'5")

Suite comprising roll-top bath, WC, vanity unit with twin wash hand basins. Window. Wooden boarded floor. Inset ceiling lights. Radiator. Shaver point.



### **Bedroom Three** - 4.39m x 3.56m (14'5" x 11'8") including en-suite.

Dual aspect double glazed windows to front and rear. Radiator. Attractive brick fireplace and chimney breast. Superb beamed high vaulted ceiling. Door to walk-in wardrobe cupboard. Door to corner:

### **En-Suite Shower Room**

White WC and wash hand basin. Tiled shower cubicle. Part tiled walls. Wooden floor. Exposed beams. Heated towel rail.

### **Bedroom Four** - 4.19m x 3.05m (13'9" x 10'0")

Attractive beamed, vaulted ceiling. Two double glazed windows to front. Radiator. Door to recessed wardrobe cupboard.

### **Outside**

#### **Front Driveway**

Sweeping shingle in and out driveway with extensive parking for numerous vehicles. 5-bar gate to rear garden between house and garage complex.

#### **Double Garage** - 8.46m x 5.66m (27'9" x 18'7")

Twin electrically operated up and over doors. Power and light connected. Window. Double doors to recessed understairs storage cupboard. Personal access door adjacent to swimming pool area. Door to lobby area with staircase to:

#### **First Floor Attic Room One** - 3.81m x 2.9m (12'6" x 9'6")

Landing area with skylight window and door opening to Attic Room One. Inset ceiling lights. Power and light. Access hatch to loft space. Door to:

#### **Attic Room 2** - 4.32m x 3.84m (14'2" x 12'7")

Skylight window to front. Insert ceiling lights. Power points. Eaves storage cupboards.

#### **Garden Store/Pool Plant Room** - 3.58m x 3.28m (11'9" x 10'9")

Double doors from rear garden. Power and light connected. Three windows. Swimming pool filter, pump and controls.

### **Shower Room & Sauna**

Quarry tiled floor. Access via door adjacent to swimming pool.





## Superb Rear Garden

The house is well appointed on a wonderful, flat plot extending to approximately 0.5 of an acre. The rear garden is mainly laid to lawn and enclosed by panelled fencing. There is an additional vehicular access point to the garden via double gates to the side off Whitebarns Lane. There is a heated swimming pool.

### Agents Note

*The property benefits from mains drainage, air-source heat pumps, mains electricity, water and sewerage. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>*





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		56
(39-54) <b>E</b>	39	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient – higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### MORTGAGE ADVICE

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Approximate Gross Internal Area 3072 sq ft - 285 sq m  
(Excluding Garage)

Basement Area 197 sq ft - 18 sq m  
Ground Floor Area 1652 sq ft - 153 sq m  
First Floor Area 1223 sq ft - 114 sq m  
Garage Ground Floor Area 806 sq ft - 75 sq m  
Garage First Floor Area 396 sq ft - 37 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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## Puckeridge Sales

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