



Moss Rose Cottage | Payne End | Sandon | SG9 0QU

Asking Price £480,000

This exceptional Grade II Listed detached thatched cottage is situated in the charming village of Sandon, a short drive from the market town of Buntingford. Full of period detail and architectural features, this fantastic home offers two double bedrooms, a large sitting room, dining room, kitchen, utility room, ground floor bathroom and a 'Jack & Jill' style WC accessed from both bedrooms. Externally the gardens are situated over a 1/3 of an acre and are mainly laid to lawn. There are three large timber storage sheds, double garage and a driveway providing off street parking for up to four vehicles. **VENDOR IS SUITED !**



CHRIS DELLAR
PROPERTIES

Your estate agent

58a High Street, Buntingford,
Herts, SG9 9AH

T 01763 272605

E enquiries@chrisdellar.co.uk

www.chrisdellar.co.uk

Partially Glazed Entrance Door

Leading to:

Porch

Quarry floor tiles. Fitted shelving. Latched door to:

Dining Room

14'9 x 9'5 (4.50m x 2.87m)

Window to front. Feature inglenook fireplace containing base cupboards with worktop above.. Exposed timbers and brickwork. Radiator. Lots of exposed beams. Ceramic floor tiles. Latched door to utility room. Opening to:

Kitchen

14'6 x 5'0 (4.42m x 1.52m)

Dual aspect, with uPVC double glazed windows to rear and side. Base units incorporating one & half bowl single drainer sink unit with swan neck mixer tap. Tiling to splashbacks. Integrated Hotpoint four ring electric hob. Integrated electric double oven with grill. Space & plumbing for washing machine. Extractor. Exposed timbers. Ceramic floor tiles. Radiator.

Utility Room

6'2 x 5'6 (1.88m x 1.68m)

uPVC double glazed door to garden path leading to garage and driveway. uPVC double glazed window to side with obscured glass. Base units with integrated work surfaces. Integrated freezer. Wall light. Ceramic floor tiles. Latched door to:

Bathroom

8'2 x 5'3 (2.49m x 1.60m)

uPVC double glazed window to side with obscured glass. Sunken 'P' shaped bath with shower over and screen. Vanity unit with inset wash hand basin. Low flush WC. Radiator. Tiling to walls. Extractor fan.

Inner Hallway

Stairs to first floor with understairs storage space. Latched door to:

Sitting Room

20'4 x 13'9 (6.20m x 4.19m)

Triple aspect with windows to front, side and rear aspects. Exposed timbers and brickwork. Inglenook fireplace with tiled hearth housing coal effect electric heater. Three radiators. Lots of exposed beams. uPVC double glazed French doors to garden.

First Floor Landing

uPVC double glazed window over staircase. Doors to both bedrooms.

Bedroom One

16'0 x 15'3 (4.88m x 4.65m)

Window to side aspect. Radiator. Door to ensuite WC.

Bedroom Two

16'0 x 14'9 (4.88m x 4.50m)

Window to side. Fitted storage cupboard. Radiator. Door to:

'Jack & Jill' Style Ensuite WC

Wall mounted wash hand basin and low flush WC. Radiator. Fitted shelving.

EXTERIOR

Garden

Mainly laid to lawn extending to all sides of the house. Well stocked borders., Screened off oil tank. Patio close to house. Three timber storage sheds/workshops, two with power. Pathway from house to:

Double Garage

16'1 x 15'9 (4.90m x 4.80m)

Remote access roller door to front. Rear personal door to garden. Light & power connected.

Driveway

Providing parking for up to four vehicles.

Disclaimer

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so therefore cannot verify that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely on information given by Solicitors on these matters. Measurements are approximate & are only intended to provide a guide.

Energy Performance Certificate

EXEMPT - Listed building.



CHRIS DELLAR
PROPERTIES

Your estate agent

58a High Street, Buntingford,
Herts, SG9 9AH

T 01763 272605

E enquiries@chrisdellar.co.uk

www.chrisdellar.co.uk