



## Chipping House | Chipping | Buntingford | SG9 0PG

**Asking Price £925,000**

Superb character property situated in the hamlet of Chipping just north of the market town of Buntingford, and offering four double bedrooms, three reception rooms and a very spacious kitchen/diner/family room. Other rooms include downstairs WC, utility room, family bathroom and ensuite to the master bedroom. Externally there is a double garage, large games room/office, driveway and parking for several vehicles, plus mature front, side and rear gardens. An internal viewing is essential to appreciate the accommodation on offer. NO UPPER CHAIN !



**CHRIS DELLAR**  
PROPERTIES

*Your estate agent*

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### Storm Porch

Courtesy lighting. Hardwood front door with fanlight above, leading into:

### Entrance Hall

Understairs open storage. Double radiator. Wood laminate flooring. Stairs to first floor. Doors off.

### Formal Dining Room

**14'0 x 12'0 (4.27m x 3.66m)**

Double glazed window to front. Stone fireplace with inset log burner. Stone hearth with display shelf to side. Square arch to:

### Lounge

**18'8 x 18'2 (5.69m x 5.54m)**

Dual aspect with double glazed windows to front & rear. Separate large double glazed single door, with full height side panels, leading to rear garden. Two radiators.

### Sitting Room

**12'8 x 11'10 (3.86m x 3.61m)**

Double glazed window to front. Skirting radiators. Plate rail.

### Kitchen/Diner / Family Room

**27'6 x 17'0 max (8.38m x 5.18m max)**

Refurbished, with modern wall & base units incorporating work surfaces, a single drainer ceramic sink unit with swan neck mixer tap, and food preparation island. Space for American style fridge/freezer. Integrated dishwasher. Rangemaster Calor gas powered cooking range with five burners, two electric ovens & grill. The range is recessed into former chimney breast with extractor above. Large double glazed French door/window combination with direct access to rear garden. Separate double stable door to rear garden. Ceramic floor tiles. Walk-in cloaks cupboard with light. Two radiators. Door to:

### Utility Room

**7'3 x 6'4 (2.21m x 1.93m)**

Range of wall & base units incorporating work surface and single drainer sink unit. Tiling to splashback area. Space for fridge, washing machine & tumble dryer. Ceramic floor tiles.

### Downstairs Cloakroom/WC

**6'2 x 5'7 (1.88m x 1.70m)**

Vanity unit with inset wash hand basin. Low flush WC. Radiator. Ceramic floor tiles. Storage cupboard.

### First Floor Landing

Double glazed window to front. Doors to bedrooms and family bathroom.

### Bedroom One

**19'9 x 14'1 (6.02m x 4.29m)**

Dual aspect double glazed windows. Two built-in double wardrobes. Radiator.

### Balcony

Views over rear garden.

### Ensuite Bathroom

**9'8 x 8'4 (2.95m x 2.54m)**

Double glazed window to rear with obscured glass. Suite comprising panel enclosed bath, vanity unit with inset wash hand basin, bidet and low flush WC. Separate shower cubicle. Tiling to walls. Radiator.

### Bedroom Two

**14'8 x 12'3 (4.47m x 3.73m)**

Double glazed window to front. Fitted bedroom suite. Radiator.

### Bedroom Three

**13'9 x 12'9 (4.19m x 3.89m)**

Double glazed window to rear. Radiator.

### Bedroom Four

**13'2 x 12'7 (4.01m x 3.84m)**

Double glazed window to front. Radiator.

### Large Family Bathroom

**9'2 x 8'1 (2.79m x 2.46m)**

Double glazed window to side with obscured glass. Large shower cubicle, pedestal wash hand basin above vanity unit and low flush WC. Ceramic floor tiles. Ladder style radiator.

### EXTERIOR

#### Front Garden

Bespoke gothic style gate to pathway, leading to short flight of steps up to front door. Mainly laid to lawn with Beech/Hawthorn hedge to front boundary providing screening.

#### Rear Garden

Large patio/sun terrace to rear of house. Mainly laid to lawn with a variety of shrubs dotted here & there and to boundaries. Open to:

#### Side Garden

Mainly laid to lawn.

#### Driveway/Parking

Parking for several cars. Gated archway to rear garden. Direct access to:

#### Double Garage

**16'2 x 15'9 (4.93m x 4.80m)**

With up & over door. Light and power connected.

#### Games Room/Office

**20'11 x 15'9 (6.38m x 4.80m)**

Large double glazed entrance door with side panels. Separate double glazed windows to rear. Light and power connected.

#### Disclaimer

We are not qualified to test any apparatus, equipment, fixtures & fittings or services so 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

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>		
(55-68) <b>D</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	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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