



£695,000

Hamels Park Barns, Buntingford

KI

Hamels Park Barns, Buntingford, SG9 9NE

Keith Ian are delighted to offer the rare opportunity to acquire this beautifully presented, three double bedroom, two bathroom end of terrace house situated in the exclusive and private setting of Hamels Park, which is a secluded Hamlet in the much sought after Parish of Braughing. This characterful home offers fantastic accommodation throughout with the open plan kitchen / diner, spacious lounge, three double bedrooms, a superbly finished en-suite to bedroom one and an equally well presented family bathroom. Must be viewed to be fully appreciated!

Buntingford, which is 4 miles North, offers a delightful blend of rural charm and modern convenience. This historic market town exudes character with its picturesque streets, quaint cottages, and vibrant community spirit. Residents of Buntingford enjoy a tranquil lifestyle surrounded by scenic countryside, yet benefit from easy access to a range of amenities, including charming independent shops, cafes, and local pubs. The town's rich history is evident in its well-preserved architecture and historic landmarks, providing a charming backdrop for everyday life. With scenic walking trails, parks, and green spaces nearby, Buntingford appeals to outdoor enthusiasts seeking to explore the natural beauty of the surrounding area. Whether strolling through the bustling market square or enjoying the peaceful ambience of the countryside, Buntingford offers a welcoming and idyllic setting for residents to call home.





Entrance Hall

Kitchen / Diner

18'9 x 11'

Utility Room

9'9 x 5'2

Lounge

18'9 x 10'10

Downstairs WC

Bedroom One

11'2 x 11'

En - Suite

Bedroom Two

10'10 x 9'3

Bedroom Three

10'10 x 9'1

Garden

Garage

Grounds

Words from the seller

"We are most reluctant to leave this beautiful, safe, secluded development with its very friendly and cooperative close-knit community. Everybody is so happy here. We are only doing so to move closer to our distant family."

what3words

///caramel.carbon.ringers

Service Charge

*Approx. £2000 per annum which covers;
 Provision of water (beautiful unadulterated bore hole water - council tested annually)
 Contracted maintenance of bore hole pumps and pump house
 Contracted maintenance of sewerage treatment plant
 Contracted weekly maintenance of communal garden area including fencing
 Contracted maintenance of mature trees
 Communal area lighting
 Electricity to defibrillator
 Maintenance of access lane (from Hamels Lane) shared with other properties (Pot holes soon to be repaired).
 Insurance
 Professional management fee including accounts/legal company requirements*

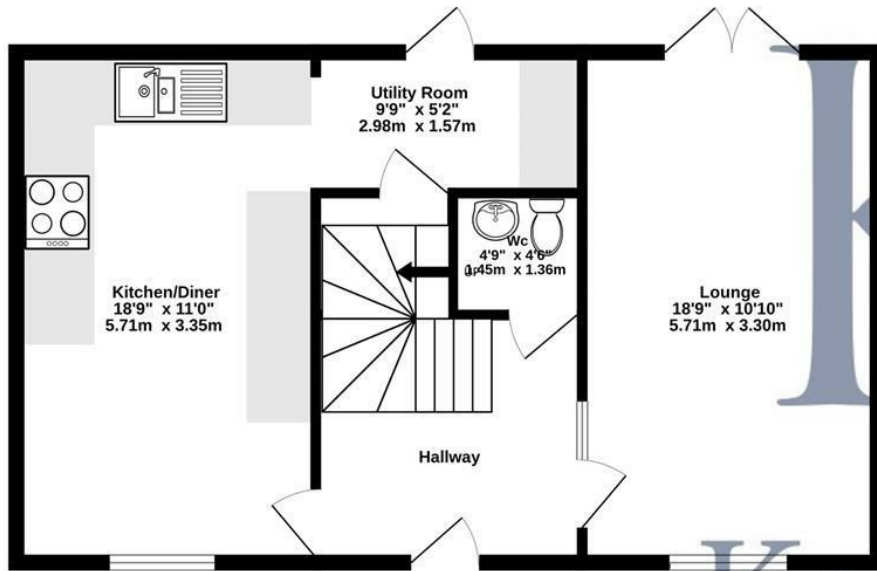




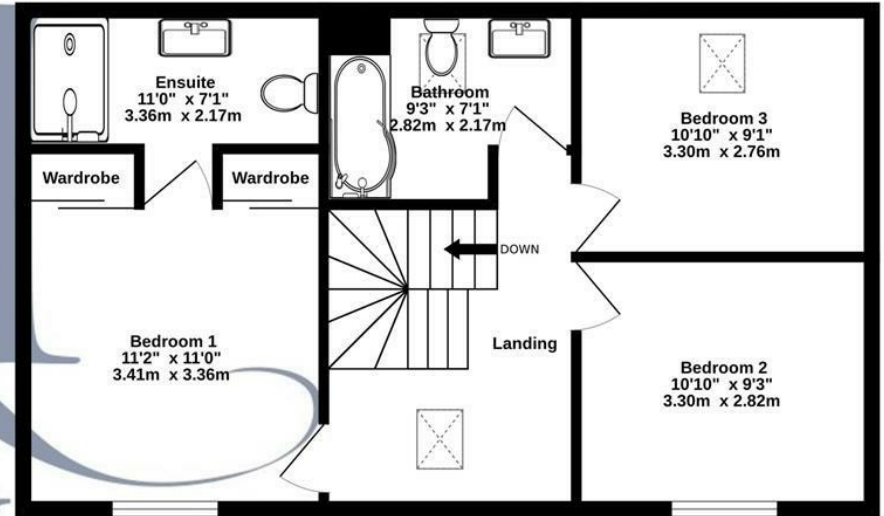




Ground Floor
592 sq.ft. (55.0 sq.m.) approx.



1st Floor
566 sq.ft. (52.6 sq.m.) approx.



KEITH IAN

TOTAL FLOOR AREA : 1158 sq.ft. (107.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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