



Elliot Heath
ESTATE AGENTS

Wingate Cottage Stanstead Road
Hunsdon SG12 8PS

Guide Price £1,275,000

Elliot Heath are delighted to offer the rare opportunity to acquire this impressive character country home dating back the 1920s being originally built for the Butler who served Bonningtons Manor House. The property has been extended and extensively renovated over recent years and now benefits from accommodation to include reception room, summer room, dining room, kitchen/dining room, study/utility room, master bedroom with en suite, three further double bedrooms and a family bathroom. The property is gated and set in approximately 1.5 acres with far reaching views over countryside beyond, generous driveway, large detached double garage, annexe together with numerous outbuildings. The property is superbly located being equidistant from the villages of Hunsdon and Stanstead Abbots offering a range of public houses, shopping facilities, well renowned primary schools, and a mainline train station serving London Liverpool Street. The towns of Ware and Harlow are also within a short drive. Harlow three miles away, and Ware five miles away offer an excellent range of shops, amenities, and leisure facilities. Harlow Town station offers fast and regular services to London Liverpool Street (35 minutes), also at Tottenham Hale on the Victoria line (17 minutes) easy access for the City and West End, while the area is well connected by road, with the M11 and M25 within easy reach.





ACCOMMODATION

Wooden front door with diamond shaped glass leading to:

ENTRANCE HALL

With wood flooring, radiator, built in storage cupboard, stairs to first floor landing and doors to:

DOWNSTAIRS CLOAKROOM

With window to front aspect, wood flooring, radiator, wash hand basin, low level flush w/c.

RECEPTION ROOM 16' 4" x 13' 10" (4.97m x 4.21m)

Dual aspect with windows to front and side, built in window seat, brick fireplace with inset wood burning stove, wood flooring, radiator, double doors to:

SUMMER ROOM 16' 10" x 11' 1" (5.13m x 3.38m)

With double doors leading to garden, dual aspect windows overlooking the garden and open countryside, wood flooring, vaulted ceiling, underfloor heating, double doors to:

DINING ROOM 14' 0" x 10' 11" (4.26m x 3.32m)

With window to rear aspect, radiator with ornate cover, feature fireplace with built in cupboards surrounding.

KITCHEN/DINING ROOM 24' 7" x 10' 4" (7.49m x 3.15m)

Dual aspect with double doors and windows too rear garden window to front aspect and door giving access to the side. Fitted with a range of wall and base storage units with wood work surfaces over incorporating a Butler style sink and drainer unit, space for Aga, built in oven with hob and extractor over, space for fridge/freezer, integrated dishwasher, tiled flooring.

UTILITY ROOM/STUDY 8' 2" x 6' 7" (2.49m x 2.01m)

With window to front aspect, radiator, laminate wood effect flooring. This room is also currently used as the utility, housing washing machine and tumble dryer.

FIRST FLOOR LANDING

With storage cupboard above the stairs and doors to:

BEDROOM ONE 13' 11" x 13' 11" (4.24m x 4.24m)

Triple aspect with windows overlooking open countryside, two radiators, three double built in wardrobes, door to:

EN SUITE

With window to front aspect. Fitted with a suite comprising wash hand basin, shower cubicle, low level flush w/c, tiled flooring.

BEDROOM TWO 14' 1" x 11' 0" (4.29m x 3.35m)

Dual aspect with windows overlooking open countryside, wood flooring, radiator, single built in wardrobe.

BEDROOM THREE 14' 2" x 10' 4" (4.31m x 3.15m)

Dual aspect with window to rear aspect overlooking open countryside, radiator, wood flooring.

BEDROOM FOUR 10' 4" x 9' 3" (3.15m x 2.82m)

Dual aspect windows, radiator.

FAMILY BATHROOM

With window to front aspect, laminated flooring, fitted with a suite comprising low level flush w/c, wash hand basin, bath with shower above, airing cupboard.

ANNEXE/BEDROOM FIVE 26' 1" x 11' 9" (7.94m x 3.58m)

Within the grounds of Wingate Cottage is a spacious annexe forming the fifth bedroom. The annexe has a shower room, large bedroom with double built in wardrobe, electrics, and a wired internet connection.

OUTBUILDINGS

Outside of the property there is an external office 16'3 x 7'5 This features a window and sliding glass door to the front garden, laminate flooring and electricity. There is a boot room housing a stainless-steel sink, water and electricity and a small greenhouse. There is a large garden store/workshop with electricity and concrete base and small timber shed. There is also a larger than average garage that could be converted to another annexe subject to normal planning consents 32' x 18'8.

OUTSIDE

The property is set in roughly 1.5 Acres, entering through large decorative metal gates in to the first part of the garden which has a brick wall surround and mainly laid to lawn with shingle driveway which leads through a second set of gates to the house. There are well maintained gardens to the front.

EPC

EPC Rating E.

AGENTS NOTE

The current vendor has made Elliot Heath aware there could be the possibility of buying further land to rear of the property from the local farmer subject to price and discussion. The property is on mains water and electricity. Shared private drainage. Oil heating. These particulars are issued on the understanding that all negotiations are conducted through Elliot Heath Estate Agents. Every care has been taken to ensure the accuracy of these particulars, but such accuracy cannot be guaranteed, and they are not to be taken as forming part of any contract. Elliot Heath have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and the buyer is advised to obtain verification from their solicitor or surveyor.

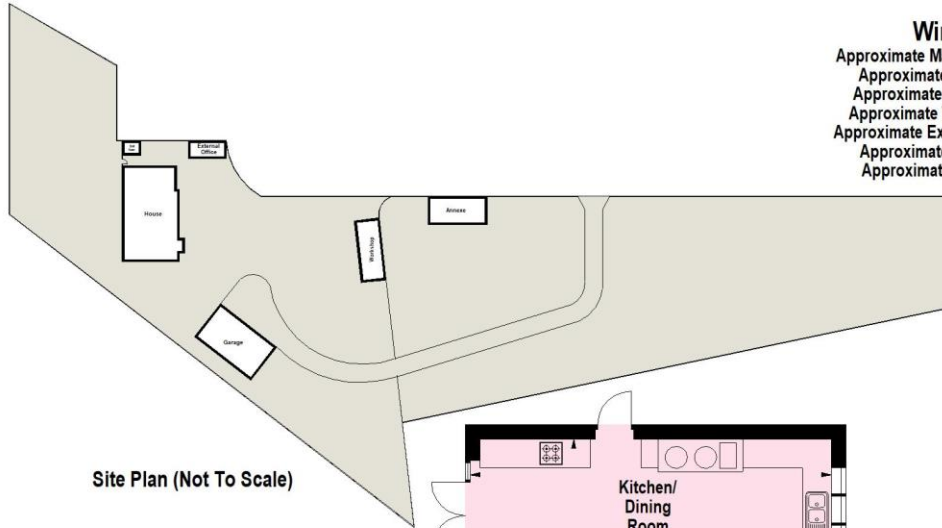




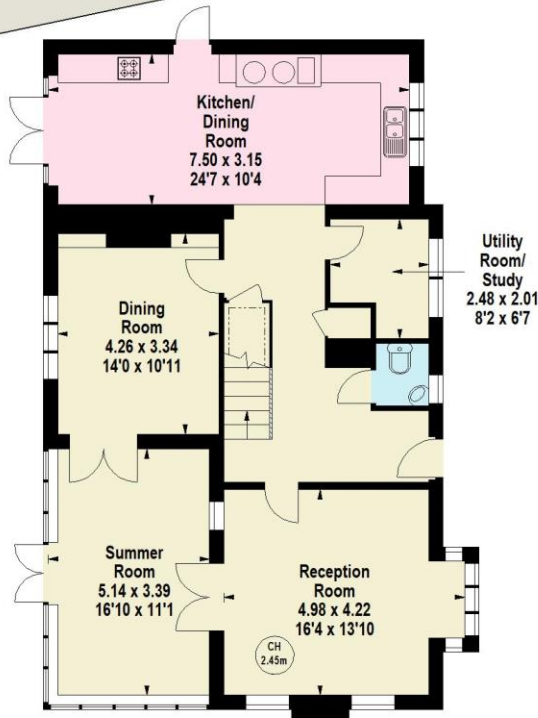
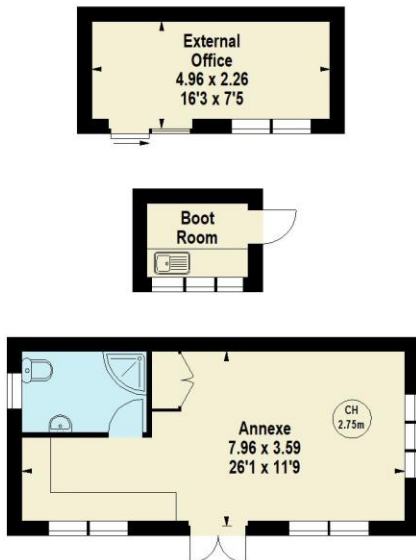
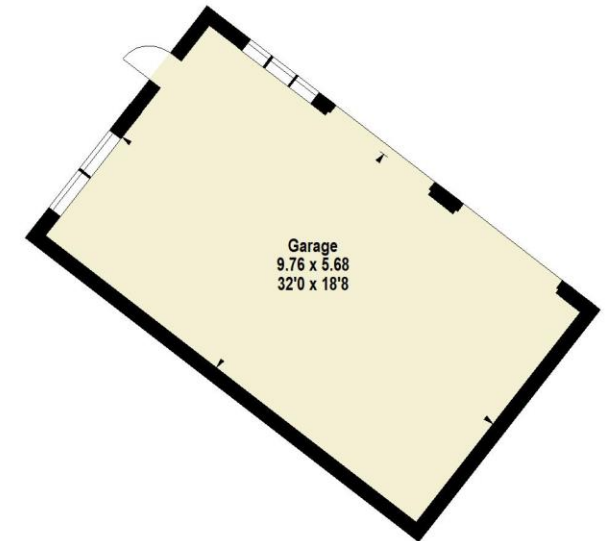
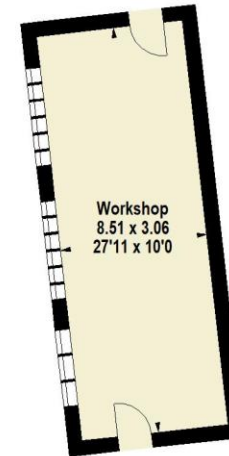


Wingate Cottage, SG12

Approximate Main House Area = 187.01 sq m / 2013 sq ft
 Approximate Annexe Area = 28.33 sq m / 305 sq ft
 Approximate Boot Room Area = 3.25 sq m / 35 sq ft
 Approximate Workshop Area = 25.92 sq m / 279 sq ft
 Approximate External Office Area = 10.50 sq m / 113 sq ft
 Approximate Garage Area = 54.63 sq m / 588 sq ft
 Approximate Total Area = 309.64 sq m / 3333 sq ft



Key :
 CH - Ceiling Height



Ground Floor

Approx. 104.04 sq m / 1120 sq ft



First Floor

Approx. 82.96 sq m / 893 sq ft

Illustration For Identification Purposes Only.
 All measurements and areas are approximate, not to scale.
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