



**Elliot Heath**  
ESTATE AGENTS

**2 Bramble Cottages Standon Green End**  
High Cross SG11 1BW

**Price on Application**



Located in an outstanding rural location yet only 5 minutes from the access to the A10 at Hanbury Manor, this distinctive and substantial five-bedroom family home offers well-presented accommodation that is arranged over three floors and is set in gardens approaching half an acre with generous frontage of in excess of 100', all of which, provide the space for further enlargement and alteration subject to normal planning consents. Within the grounds there is a substantial garage block/studio that again subject to planning consents could offer the new owner a variety of uses including annexe, workshop, office or gym. The accommodation comprises reception hall, lounge, dining room, study, kitchen/breakfast room, downstairs cloakroom, five bedrooms with the principle bedroom having en suite bath/shower room and dressing room, family bathroom. Substantial garage/outbuilding 36' x 24'4. Lovely views over meadows and farmland. Viewing by appointment with the owner's sole agents as above.







## LOCATION

Standon Green End is located to the North of Ware in close proximity of St Edmund's College and a few minutes drive of the villages of Standon and Puckeridge. The property is ideally placed for access on to the A10 dual carriageway and subsequently neighboring towns of Ware, Hertford and Bishop's Stortford, all of which offer excellent schooling facilities as well as respective road and rail links into London.

## RECEPTION HALL 14' 0" x 5' 10" (4.26m x 1.78m)

Stairs rising to first floor, wood effect flooring, radiator, separate access to:

## RECEPTION ROOM 26' 4" x 15' 9" (8.02m x 4.80m)

A most attractive room with dual aspect and open fireplace housing a wood burner, wall light points, low voltage down lights, doors opening onto rear patio and garden, radiator.

## DINING ROOM 16' 8" x 11' 0" (5.08m x 3.35m)

Open fireplace with Victorian style cast iron fire, radiator, low voltage down lights.

## STUDY 11' 1" x 6' 4" (3.38m x 1.93m)

Double doors to rear garden.

## KITCHEN/BREAKFAST ROOM 21' 4" x 10' 10" (6.50m x 3.30m)

Dual aspect with windows to front and rear aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a Butler style sink unit, space for range style oven with extractor over, space for fridge/freezer, integrated appliances, tiled splash back areas, tiled flooring, radiator.

## GARDEN LOBBY 5' 6" x 3' 10" (1.68m x 1.17m)

Under stairs storage cupboard, door to:

## CLOAKROOM

Low flush WC, radiator, wash hand basin.

## FIRST FLOOR LANDING 18' 0" x 5' 10" (5.48m x 1.78m)

Two linen cupboards, spiral staircase to second floor bedroom accommodation, radiator, separate access to:

## MAIN BEDROOM SUITE

### BEDROOM 15' 11" x 15' 8" (4.85m x 4.77m)

Rural aspect to front, radiator, low voltage down lights, hatch to loft, wardrobe cupboards.

## EN SUITE

Comprising panel enclosed bath, pedestal wash hand basin, low flush wc, shower cubicle, half tiled walls, towel rail/radiator, low voltage down lights.



#### DRESSING ROOM 11' 1" X 6' 11" (3.38M X 2.11M)

Mirror fronted wardrobe cupboards, wood effect flooring, radiator, aspect to rear over the garden with farmland beyond.

#### BEDROOM TWO 15' 3" x 10' 11" (4.64m x 3.32m)

Radiator, wood effect flooring, storage cupboard.

#### BEDROOM THREE 11' 1" x 10' 10" (3.38m x 3.30m)

Aspect to front, radiator, storage cupboard.

#### FAMILY BATHROOM

Comprising panel enclosed bath with Aqua stream shower, pedestal wash hand basin, low flush wc, timber effect paneling, storage/linen cupboard, radiator.

#### SECOND FLOOR LANDING

Accessed by a spiral staircase and with Velux window to front aspect, fitted shelving, separate access to:

#### BEDROOM FOUR 11' 11" x 11' 1" (3.63m x 3.38m)

Wardrobe/storage cupboards, southerly aspect to front.

#### BEDROOM FIVE 11' 10" x 10' 7" (3.60m x 3.22m)

Southerly aspect to front, under eaves storage.

#### OUTSIDE

A considerable assist to this property is its large corner plot gardens that enjoy a frontage of in excess 100' and overall extend to approximately half an acre. The gardens are laid mainly to lawn. There is ample forecourt parking which also provides access to a substantial detached double garage with attached studio overall 36' x 24'4 with power and light connected. The garage is subdivided into two sections the front of which generously accommodates at least two cars. To the rear of the property there is a patio area that leads up to a lawn and formal flower bed that is well stocked with a variety of plants providing a good range of seasonal colour. Vegetable garden. Green house. Garden shed with power connected.

#### EPC

EPC Rating F.

#### AGENTS NOTE

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.

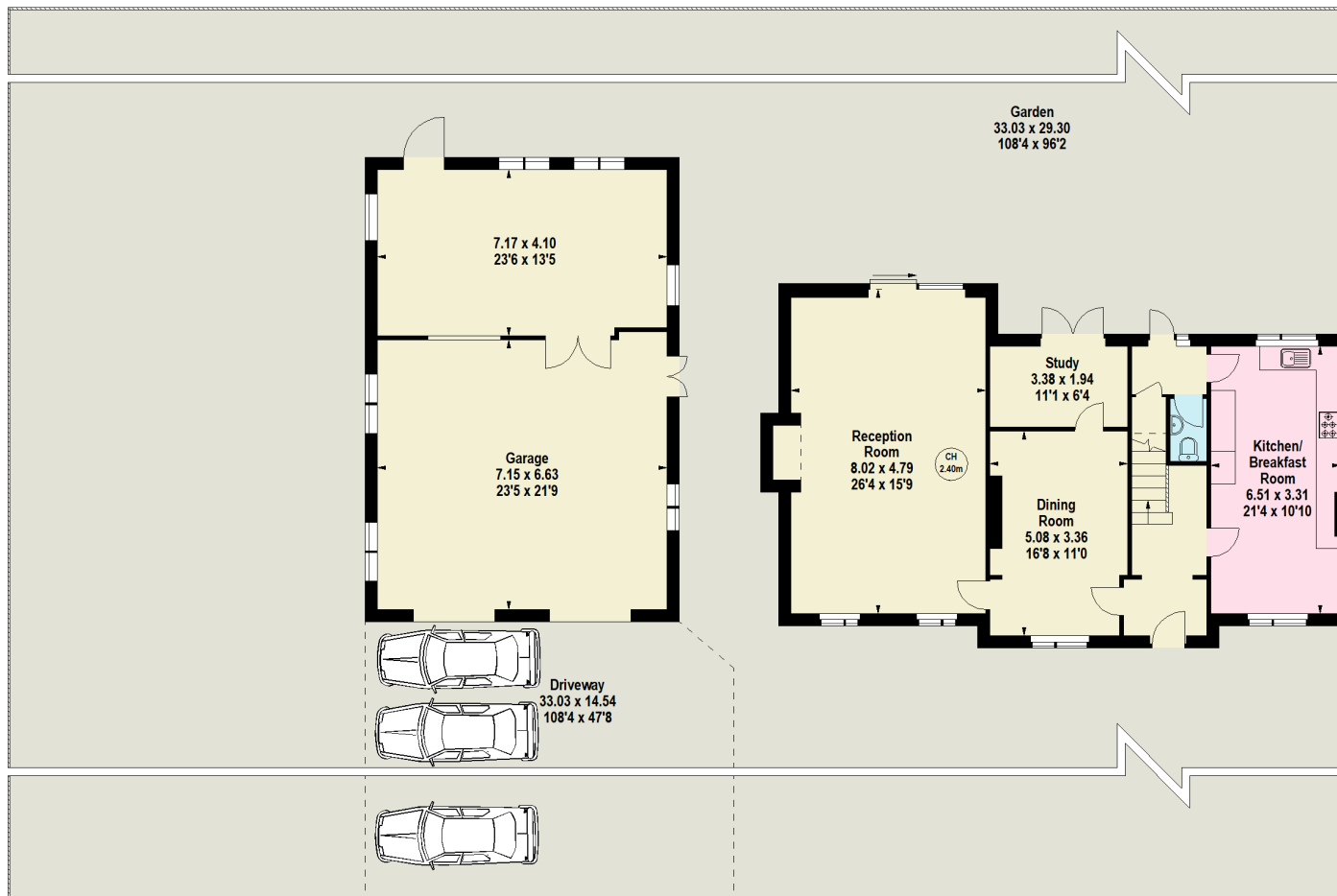












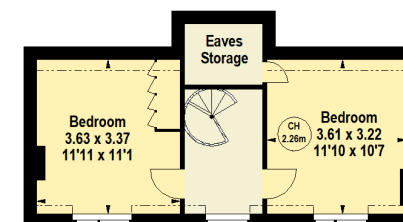
**Ground Floor**  
Approx. 99.87 sq m / 1075 sq ft

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

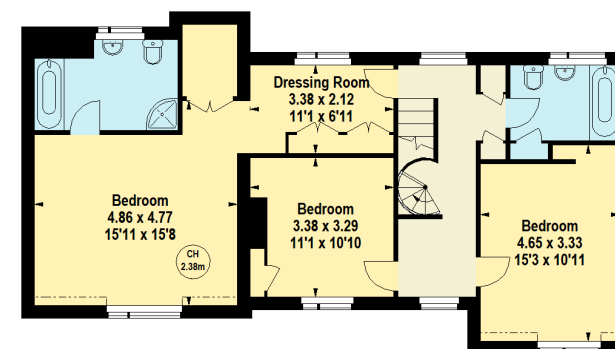
**Bramble Cottage, SG11**  
Approximate Area = 294.31 sq m / 3168 sq ft  
(Including Eaves Storage & Garage)  
Eaves Storage = 2.69 sq m / 29 sq ft  
Garage = 77.57 sq m / 835 sq ft



Key :  
CH - Ceiling Height



**Second Floor**  
Approx. 33.54 sq m / 361 sq ft



**First Floor**  
Approx. 83.33 sq m / 897 sq ft





01920 29 33 33

[hello@elliotheath.co.uk](mailto:hello@elliotheath.co.uk)

[www.elliotheath.co.uk](http://www.elliotheath.co.uk)

7 Star Street, Ware, Herts. SG12 7AA

Registered Office: Grenville House, 4 Grenville Avenue, Broxbourne EN10 7DH

**EH**

Company No: 09985239 VAT No: 233565020