

Jonathan Hunt

ESTATE AGENCY

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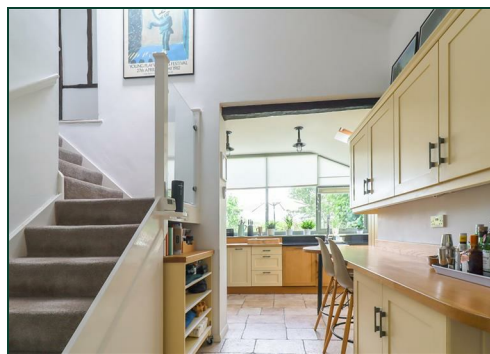
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1 Mill Cottages Hare Street Road, Buntingford, Hertfordshire, SG9 9HX

Price Guide £450,000

This stunning three-bedroom cottage combines rustic charm, with chic design and is exceptionally well presented.

With many original features including exposed beams and brickwork, open fireplace and vaulted ceilings this stunning home is a must see for those looking for an original and stylish property. Located on an elevated position on the outskirts of Buntingford, within walking distance of the town. The cottage features a superb kitchen with a vaulted ceiling, a dual aspect family room with wood burner, ground floor w/c and bathroom, three bedrooms, beautiful cottage style gardens on three sides and off street parking. **VIEWING HIGHLY RECOMMENDED**

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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RECEPTION ROOM



The reception room in this cottage is a delightful combination of rustic charm, natural light, and versatile space. The wood burner, exposed beams, and brickwork add a touch of authenticity and warmth, while the dual aspect windows create a bright and airy atmosphere.

RECEPTION ROOM pic 2



KITCHEN pic 2



BATHROOM



This ground floor family bathroom offers a well-designed layout with a bath, toilet, shower, and tiled floor with underfloor heating.

BEDROOM ONE



This double bedroom benefits from dual aspect countryside views and plenty of wardrobe storage, designed with both practicality and the 'cottage' style in mind. Fully carpeted.

KITCHEN



This bespoke kitchen with its vaulted ceiling, Velux roof light, underfloor heating, and integrated appliances is exceptionally well designed and has natural light pouring in through the huge picture windows.

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BEDROOM ONE pic 2



GARDENS



BEDROOM TWO



With sunny secluded gardens on three sides providing a haven of tranquility and natural beauty. With its well-maintained lawn, inviting patio areas, and colorful raised flower beds and extensive mature planting they offer a variety of spaces to relax, entertain, and appreciate the outdoors.

GARDEN pic 2



Bedroom two is also a double and has fitted carpet and built in wardrobe storage.

BEDROOM THREE



GARDEN pic 3



Fully carpeted room with flexible usage: nursery, bedroom, office room. Window to front aspect. Currently used as a study.

PARKING

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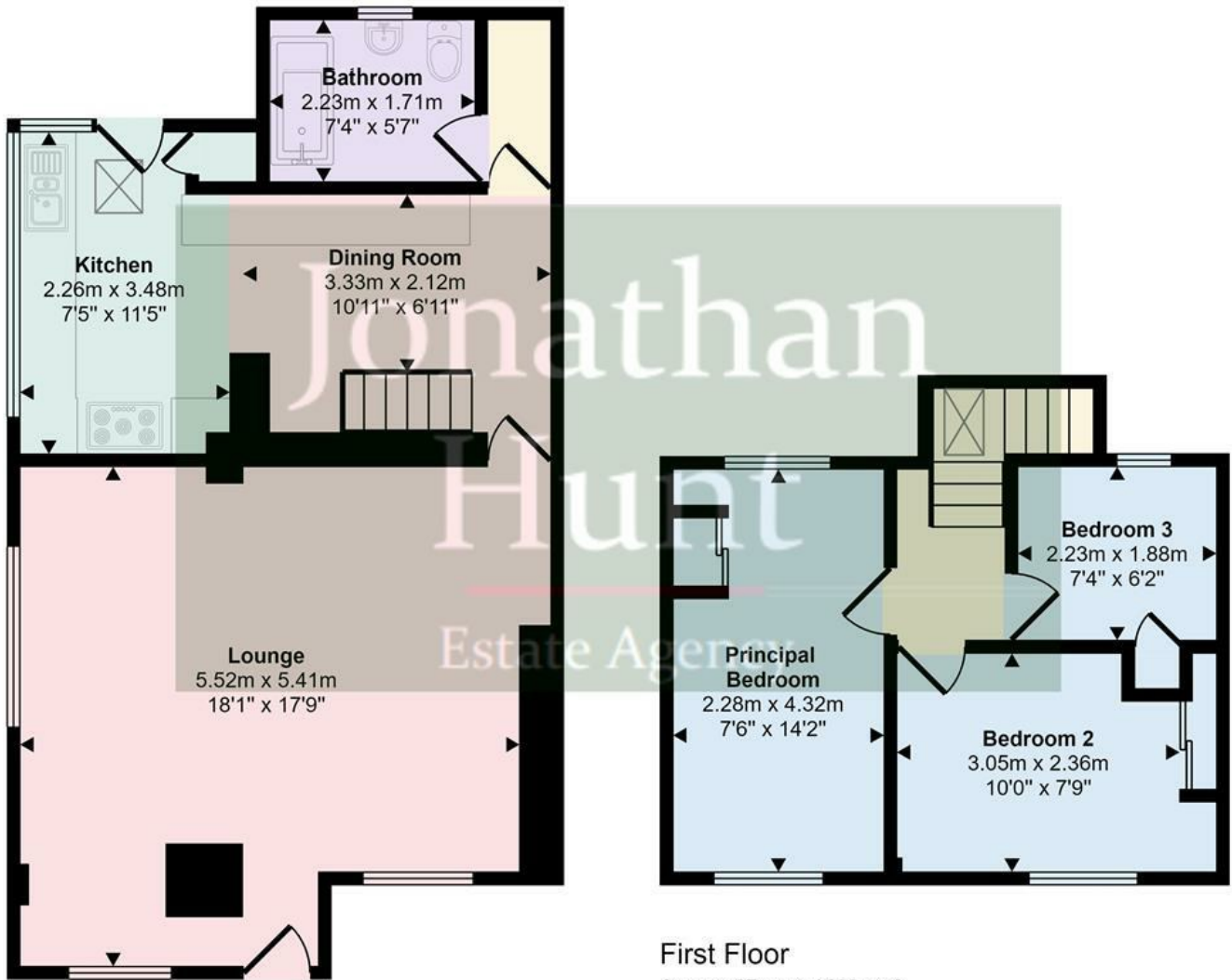
This cottage offers the convenience of off-street parking for two cars



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Internal Area
82 sq m / 881 sq ft



Ground Floor
Approx 55 sq m / 588 sq ft

First Floor
Approx 27 sq m / 293 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.