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Cherry Tree House Hare Street, Buntingford, Herts, SG9 0DX

Price Guide £900,000

OPEN HOUSE 25th May HUGE POTENTIAL

Four-Bedroom Detached House on Expansive Plot circa 1 acre with Planning Permission.

Set amidst serene rural surroundings, this exceptional property presents a unique opportunity to revel in spacious living and vast outdoor space. Featuring four generously sized bedrooms and multiple reception rooms, there's ample room for comfortable living and enchanting entertainment. Furthermore, planning permission has been secured for further expansion, elevating it into a six-bedroom, four-reception property, complete with a detached games room/gym and a detached double garage. This unlocks a world of exciting possibilities for customisation and enrichment. Enveloped by approximately 1 acre of land, the expansive outdoor area beckons with diverse opportunities, whether it's creating a large garden, exploring equestrian pursuits, or integrating business features.

Secure your spot at the open day now to discover more about this captivating property and seize the chance to make it your own

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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PLANNING DOCS

Planning References:

<https://www.eastherts.gov.uk/planning-and-building/object-comment-or-view-planning-application-or-decision>

3/22/1318/HH (6 Bed House)

3/22/2344/PNHH (Open plan Kitchen and ground floor)

3/22/2340/CLPO (Detached double garage/workshop/s

LOUNGE 25'7" x 12'2" (7.8 x 3.71)



LOUNGE pic 2



STUDY 12'9" x 12'3" (3.9 x 3.74)



KITCHEN 12'2" x 12'2" (3.71 x 3.71)



UTILITY ROOM 14'9" x 10'9" (4.5 x 3.3)



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GROUND FLOOR SHOWER ROOM and WC 7'7" x 5'11"
(2.32 x 1.81)



BEDROOM THREE 12'5" x 10'9" (3.8 x 3.29)



BEDROOM ONE 21'7" x 10'5" (6.6 x 3.2)



BEDROOM FOUR 7'10" x 6'6" (2.4 x 2)



BEDROOM TWO 12'4" x 11'3" (3.77 x 3.43)

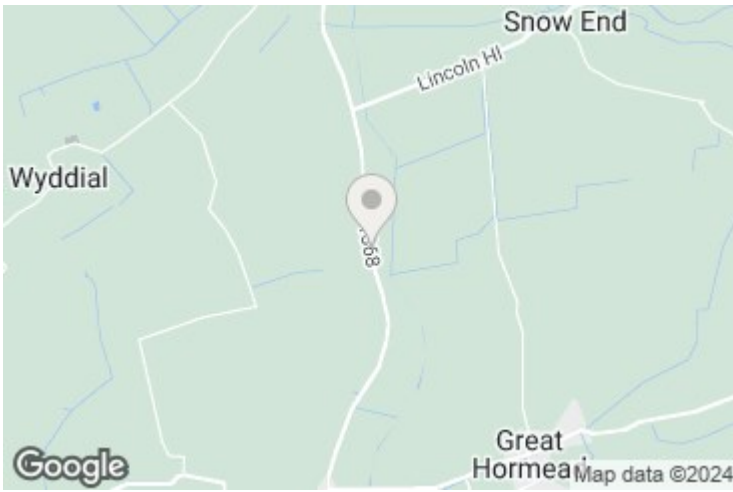


BATHROOM 7'4" x 7'4" (2.25 x 2.25)



GARDENS

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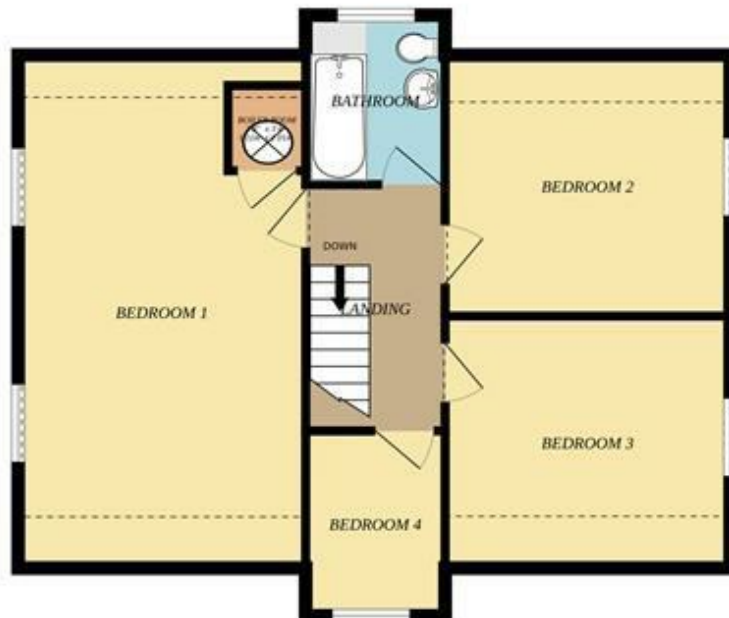
| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | 86 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| 53 | |
| EU 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 | |
| EU Directive 2002/91/EC | |

GROUND FLOOR
925 sq.ft. (85.9 sq.m.) approx.



1ST FLOOR
687 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA : 1612 sq.ft. (149.7 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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