

# Jonathan Hunt

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Springfield Horse Shoe Hill, Great Hornead, Buntingford, Hertfordshire, SG9 0NL

Price Guide £830,000



## Springfield Horse Shoe Hill, Great Hornead, Buntingford, Hertfordshire, SG9 0NL

Situated on an elevated plot in Great Hornead village, "Springfield" is a captivating detached home boasting expansive interiors and stunning countryside views. The modern double-storey extension offers spacious accommodation flooded with natural light, accentuating the open plan kitchen family room and cozy sitting room featuring a wood-burning stove. Upstairs, four comfortable double bedrooms, including a master with an en-suite, await. Outside, ample parking, a detached garage, and a sunny rear garden with a patio create an ideal setting for family living. Don't miss the opportunity to view this charming yet contemporary home.



### **STUDY 7'10" x 6'10" (2.4 x 2.1)**

A useful study with a window overlooking the front aspect provides an ideal work-from-home space or playroom.

### **SITTING ROOM 15'5" x 11'5" (4.7 x 3.5)**

The sitting room to the front boasts a delightful feature fireplace complete with a wood-burning stove, perfect for cozying up during chilly winter days and evenings. Recently fitted carpet throughout enhances the warmth and comfort of the room.

### **KITCHEN/FAMILY ROOM 21'3" (max) x 23'3" (max) (6.5 (max) x 7.1 (max))**

An exquisite kitchen/family room where comfort effortlessly combines with elegance. The beautifully appointed kitchen showcases granite worktops, imparting sophistication and functionality. A generous center island provides both style and practicality for casual dining or culinary tasks. Nearby, a formal dining area sets the scene for intimate gatherings, while a snug corner offers plush seating, ideal for unwinding. Sunlight streams through bi-fold doors, seamlessly merging indoor and outdoor areas.

### **KITCHEN/FAMILY ROOM pic 2**

### **KITCHEN/FAMILY ROOM pic 3**

### **KITCHEN/FAMILY ROOM pic 4**

### **BEDROOM ONE 11'9" x 11'9" (3.6 x 3.6)**

A generously sized double bedroom, featuring a window offering picturesque views of the countryside from the rear aspect. This bedroom comes complete with an en suite shower room for added convenience and built-in storage solutions.

### **BEDROOM TWO 12'5" x 11'1" (3.8 x 3.4)**

Bedroom two is another spacious double room, featuring a window overlooking the rear aspect. Fitted with plush carpeting for added comfort and offering built-in storage solutions.

### **BEDROOM THREE 12'5" x 10'5" (3.8 x 3.2)**

A double bedroom with a large window overlooking the front aspect offering a scenic outlook of the village and surrounding area.

### **BEDROOM FOUR 10'9" x 10'5" (3.3 x 3.2)**

Bedroom four is another inviting double room, featuring a large window that floods the space with abundant natural light and offers a pleasing aspect to the front of the property.

### **FAMILY BATHROOM**

A stylish family bathroom with a separate corner shower and bath. Complete with a WC and vanity basin, the space is modern and chic, perfect for your daily grooming routines.

### **REAR GARDEN**

A sunny rear garden that offers both tranquility and seclusion. The main feature is a lush lawn, perfect for outdoor activities and relaxation. Adjacent to the house, a patio area provides an ideal spot for al fresco dining or simply soaking up the sunshine. A pathway leads to the rear gate, providing convenient access to the ample parking and a detached garage, ensuring ease of use for your everyday needs.

### **PARKING AND DETACHED GARAGE**

Accessible from the rear, the detached garage features an electric door, offering covered parking and storage space for your convenience. Additionally, there is ample off-street parking available for 4 to 5 vehicles, ensuring plenty of space for you and your guests.

### **FRONT ASPECT**

### **REAR ASPECT**





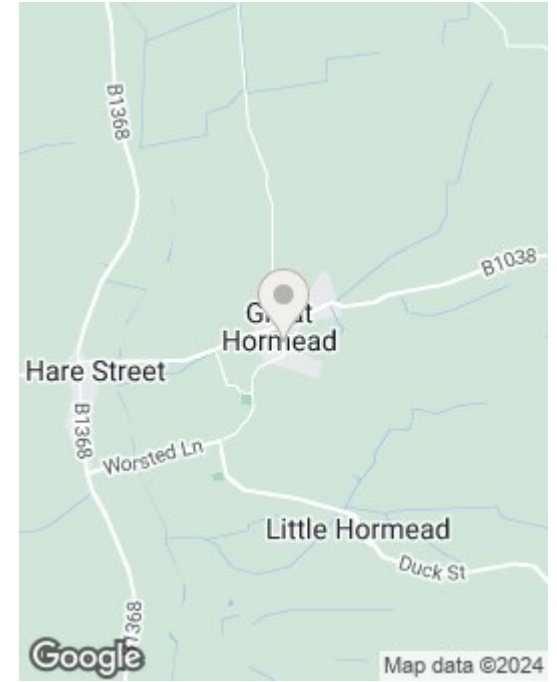
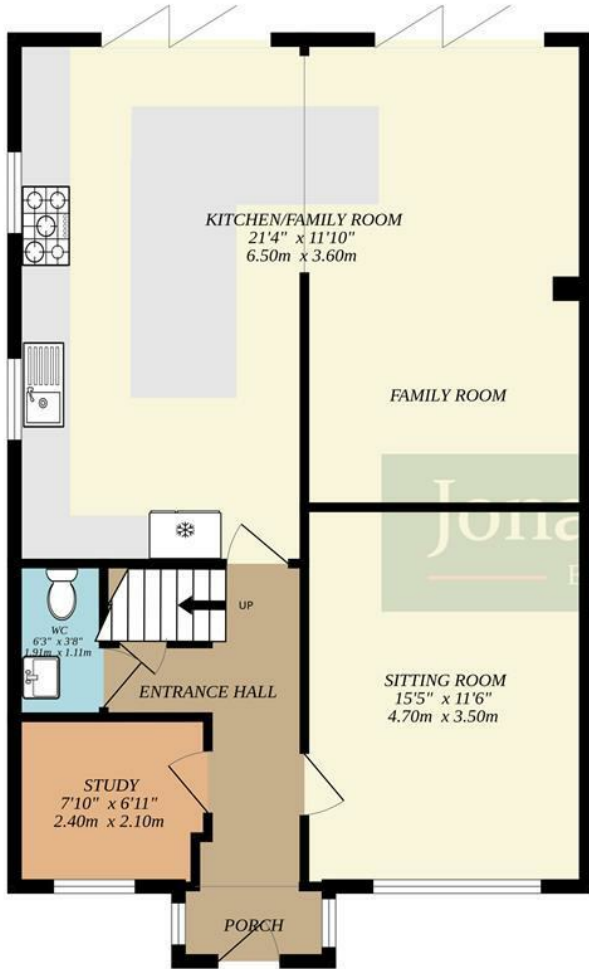






GROUND FLOOR  
820 sq.ft. (76.2 sq.m.) approx.

1ST FLOOR  
683 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA : 1503 sq.ft. (139.6 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		76	
	63		
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC