

# Jonathan Hunt

ESTATE AGENCY

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**2 New Barns Cottages Anstey, Anstey Buntingford, Herts, SG9 0DN**

**Price Guide £795,000**

## 2 New Barns Cottages Anstey, Anstey Buntingford, Herts, SG9 0DN

Discover the perfect blend of period charm and modern living in this beautifully extended 3-bedroom semi-detached cottage, nestled in a picturesque rural setting with breathtaking countryside views. This property features three spacious bedrooms, three versatile reception rooms, and a stunning garden with mature planting and multiple areas for outdoor dining and entertaining. The extension includes a potential 1-bed annex with a shower room, ideal for a home office, guest suite, or rental opportunity (subject to planning permission). With ample off-street parking for numerous vehicles, this serene country cottage offers a unique opportunity to experience tranquil rural living with modern conveniences. Don't miss the chance to make this charming property your new home.



**ENTRANCE HALL**

**KITCHEN/BREAKFAST ROOM 15'0" x 13'4" (4.59 x 4.08)**

**KITCHEN/BREAKFAST ROOM pic 2**

**LOUNGE 13'8" x 11'9" (4.19 x 3.59)**

**DINING ROOM 11'8" x 7'11" (3.58 x 2.43)**

**SHOWER ROOM**

**STUDY 8'10" x 7'5" (2.71 x 2.28)**

**UTILITY ROOM 14'4" x 4'2" (4.37 x 1.29)**

**SITTING ROOM 15'7" x 10'4" (4.76 x 3.17)**

**SHOWER ROOM**

**RECEPTION ONE 15'8" x 7'3" (4.79 x 2.23)**

**BEDROOM ONE 11'11" x 10'7" (3.64 x 3.24)**

**BEDROOM TWO 10'11" x 9'1" (3.34 x 2.79)**

**BEDROOM THREE 8'10" x 8'2" (2.7 x 2.49)**

**BATHROOM 6'1" x 5'4" (1.86 x 1.65)**

**OUTSIDE SEATING AREA**

**REAR GARDEN**

**REAR GARDEN pic 1**

**REAR GARDEN pic 2**

**REAR GARDEN pic 3**

**SIDE GARDEN**



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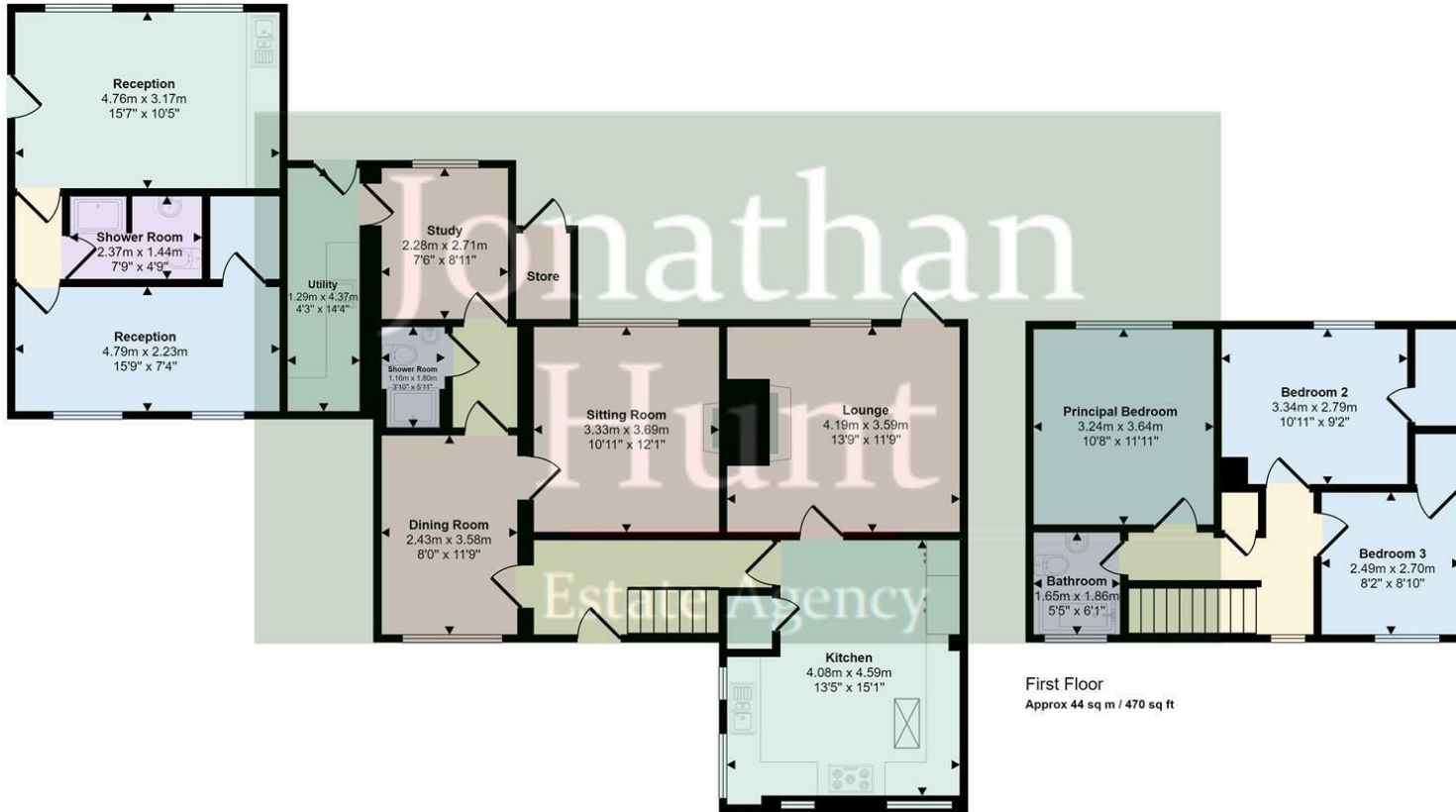
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Approx Gross Internal Area  
163 sq m / 1754 sq ft



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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	56 → 65	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	