

# Jonathan Hunt

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## Greenhill Cottage, 10 Ford Street, Braughing, Ware, SG11 2PW

**Asking Price £525,000**

Greenhill Cottage is a stunning Grade II listed semi-detached home, discreetly nestled in an enviable position overlooking the picturesque Braughing Ford. Having undergone a meticulous renovation, this enchanting property seamlessly blends historic charm with contemporary luxury, offering an exceptional lifestyle in a truly idyllic setting. Inside, the cottage boasts three beautifully appointed bedrooms, including a luxurious principal suite with a sleek, modern en-suite shower room. A brand-new ground floor bathroom provides additional convenience, while the bespoke handcrafted kitchen features premium integrated appliances and elegant finishes. Adjacent to the kitchen, a practical utility room with a charming barn door leads to the rear garden. The heart of the home is the delightful lounge, where an original fireplace and an expansive picture window frame uninterrupted views of the village green and ford, creating a warm and inviting atmosphere.

Externally, the generous rear garden has been expertly landscaped, offering a sun-drenched patio, a spacious lawn bordered by vibrant flower beds, and ample space for outdoor enjoyment. To the front, a secluded alfresco seating area, framed by mature hedging, provides the perfect spot to dine, relax, and soak in the tranquil surroundings.

This exceptional home is offered Chain Free—a rare opportunity to own a beautifully restored piece of history in an enchanting countryside setting.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975



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ENTRANCE HALL

GROUNDFLOOR WC AND BATHROOM

LIVING ROOM

LIVING ROOM pic 2

LIVING ROOM pic 3

KITCHEN/DINING ROOM

UTILITY ROOM

PRINCIPAL BEDROOM

EN-SUITE

BEDROOM TWO

BEDROOM THREE

REAR GARDEN

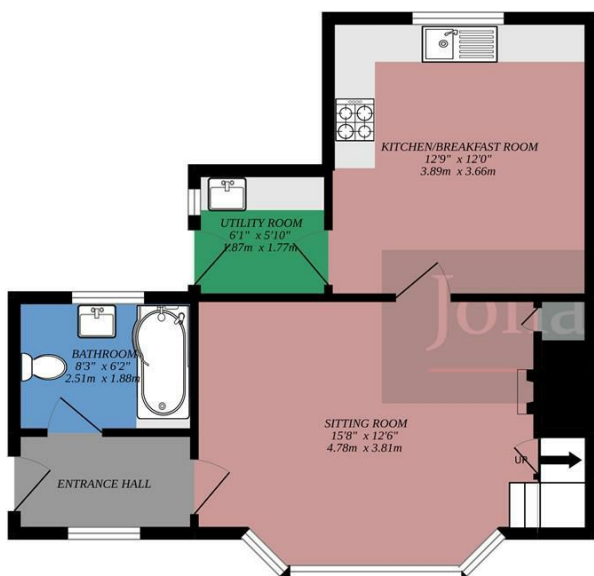
FRONT ASPECT



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 903 sq.ft. (83.9 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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