

Jonathan Hunt

ESTATE AGENCY

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Friars Cottage Wellpond Green, Standon, Ware, SG11 1NP

Price Guide £1,375,000

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Friars Cottage is an enchanting detached family house set on a beautifully mature plot of nearly 0.75 acres and has been seamlessly transformed into a spacious, well-balanced home offering an inviting blend of traditional charm and modern comfort. With four generously sized bedrooms and a dressing room/potential en-suite, this home provides ample space for family living, complemented by three reception rooms that enhance the feeling of openness and light throughout. At the heart of the property is a bespoke Mark Wilkinson kitchen, designed for both functionality and elegance, which flows into a bright dining area. The spacious lounge, featuring a cosy log burner, offers a perfect spot for relaxation, while the garden room overlooks the beautifully landscaped grounds. A generous utility room and separate ground floor cloakroom add further practicality to the home's thoughtful layout. Upstairs, the first floor hosts four double bedrooms, including a luxurious bathroom and a versatile study/dressing room with en-suite potential. The house has been tastefully decorated throughout, with new flooring that underscores the meticulous attention to detail and craftsmanship invested in this home. The outdoor space is equally captivating, with the south-facing rear garden offering a tranquil retreat bathed in sunlight. With an expansive carriage driveway, double garage, and further scope to enlarge the accommodation, Friars Cottage provides both current comfort and future potential for customisation. Located on the edge of the village, the property enjoys stunning countryside views while remaining just under a mile from the vibrant village of Standon. Standon offers a range of local amenities, including two well-regarded pubs, convenience stores, and a post office. Whether for those seeking a peaceful countryside setting or easy access to village life, Friars Cottage represents the ideal blend of both.



ENTRANCE HALL 10'5" x 6'3" (3.18 x 1.92)

LOUNGE 19'11" x 14'3" (6.09 x 4.36)

DINING ROOM 17'2" x 14'3" (5.25 x 4.36)

KITCHEN 18'5" x 13'7" (5.62 x 4.16)

UTILITY ROOM 10'10" x 10'1" (3.32 x 3.08)

GARDEN ROOM 15'0" x 7'3" (4.58 x 2.23)

REAR PORCH 7'3" x 4'7" (2.23 x 1.4)

CLOAKROOM 5'1" x 4'10" (1.56 x 1.48)

PRINCIPAL BEDROOM 14'6" x 12'9" (4.43 x 3.91)

BEDROOM TWO 14'5" x 10'4" (4.41 x 3.16)

BEDROOM THREE 14'5" x 10'5" (4.4 x 3.18)

BEDROOM FOUR 14'9" x 10'0" (4.51 x 3.06)

DRESSING ROOM/STUDY 9'6" x 6'0" (2.91 x 1.85)

BATHROOM 14'9" x 10'0" (4.51 x 3.06)



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