

# Jonathan Hunt

ESTATE AGENCY

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6 Owles Lane, Buntingford, SG9 9JA

Price Guide £825,000



## 6 Owles Lane, Buntingford, SG9 9JA

### Detached Home on a Generous 0.3-Acre Plot – Flexible Living in a Peaceful Setting

Set within a quiet and sought-after corner of town, this thoughtfully extended four-bedroom detached home offers impressive space and remarkable versatility, perfect for families, home-workers, or multi-generational living.

The ground floor features an excellent selection of well-proportioned rooms, including two spacious double bedrooms and five distinct reception areas. These include a bright lounge overlooking the garden, a formal dining room, a cosy snug, a flexible family room, and a dedicated study—providing abundant options for work, relaxation, or entertaining. The contemporary kitchen/breakfast room, paired with a useful utility area, ensures everyday practicality and convenience.

The large south-facing rear garden is a standout feature: unexpectedly private, beautifully landscaped, and bathed in sunlight throughout the day. With mature planting, tucked-away seating spots, and a productive kitchen garden, it offers a tranquil outdoor retreat ideal for unwinding, socialising, or safe children's play. A generous driveway provides ample off-street parking





**ENTRANCE HALL**

**BEDROOM ONE 14'11" x 10'7" (4.56 x 3.24)**

**BEDROOM THREE 15'1" x 9'9" (4.6 x 2.99)**

**STUDY 10'7" x 9'4" (3.23 x 2.87)**

**DINNING ROOM 16'0" x 7'6" (4.9 x 2.29)**

**SNUG 14'11" x 7'8" (4.55 x 2.36)**

**LOUNGE 15'7" x 11'3" (4.76 x 3.43)**

**BATHROOM 9'2" x 8'9" (2.81 x 2.69)**

**KITCHEN BREAKFAST ROOM 11'10" x 8'9" (3.61 x 2.67)**

**UTILITY ROOM 9'0" x 8'8" (2.76 x 2.65)**

**KITCHEN 21'1" x 9'6" (6.45 x 2.91)**

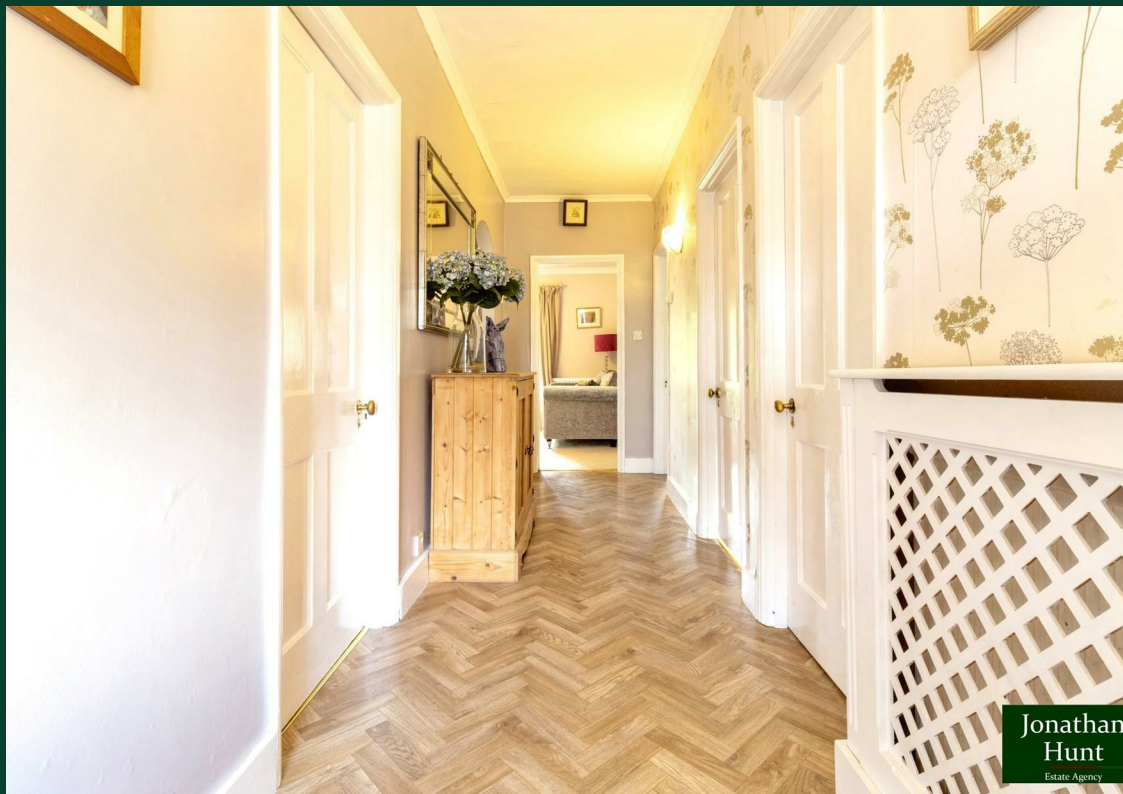
**FIRST FLOOR**

**BEDROOM TWO 15'8" x 12'0" (4.79 x 3.68)**

**BEDROOM FOUR 15'7" x 6'11" (4.76 x 2.11)**

**SHOWER ROOM 6'5" x 5'4" (1.98 x 1.63)**





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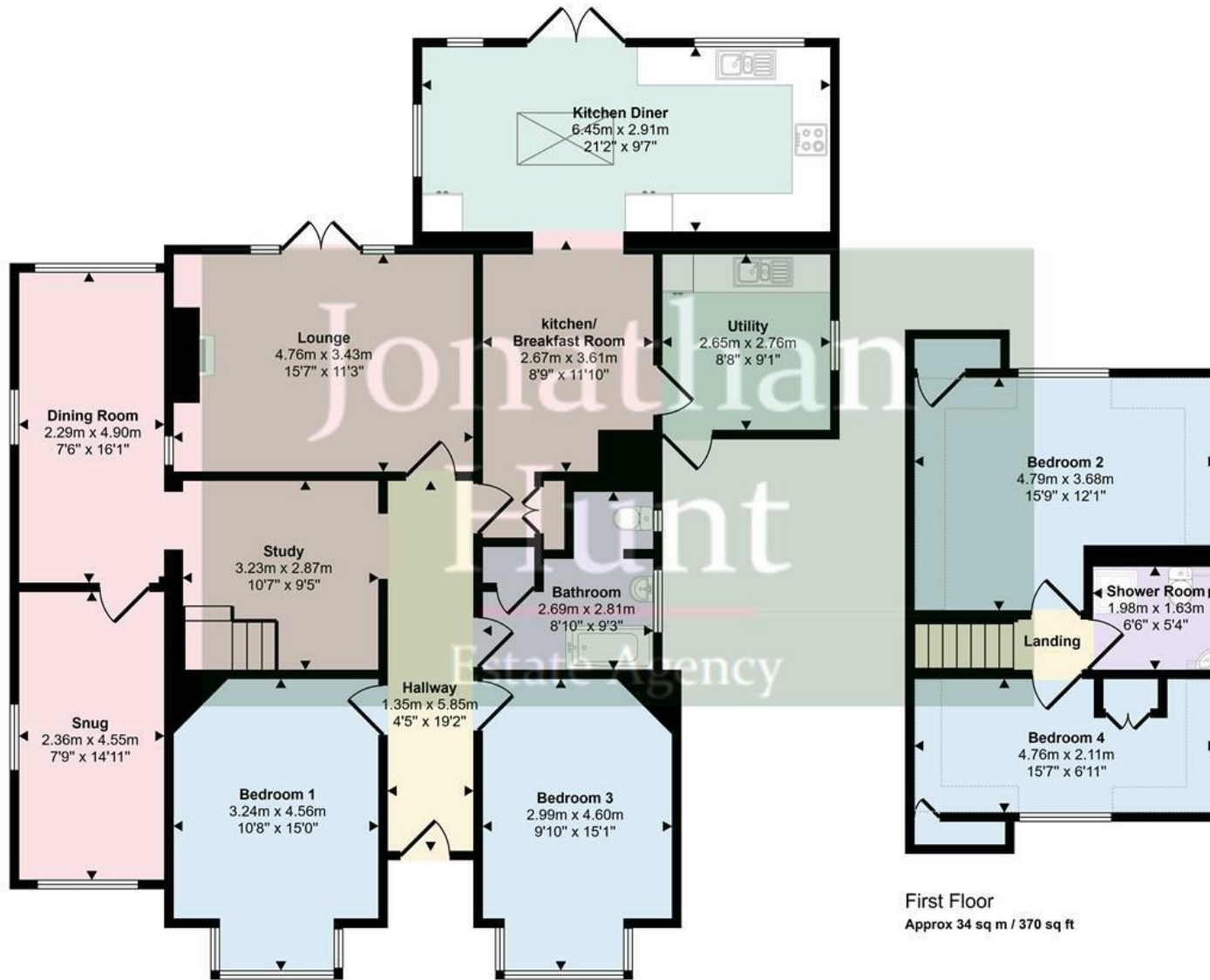


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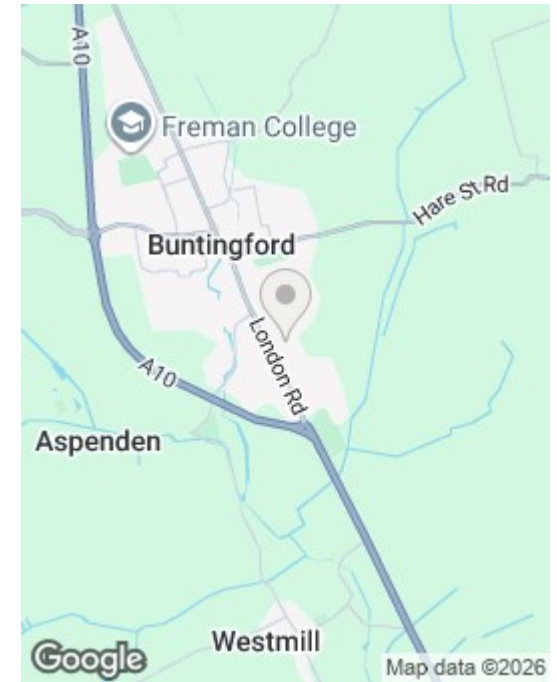
Approx Gross Internal Area  
169 sq m / 1818 sq ft



Ground Floor  
Approx 135 sq m / 1448 sq ft

Denotes head height below 1.5m

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.



First Floor  
Approx 34 sq m / 370 sq ft

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		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	