

# Jonathan Hunt

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6 Owles Lane, Buntingford, SG9 9JA

Price Guide £825,000

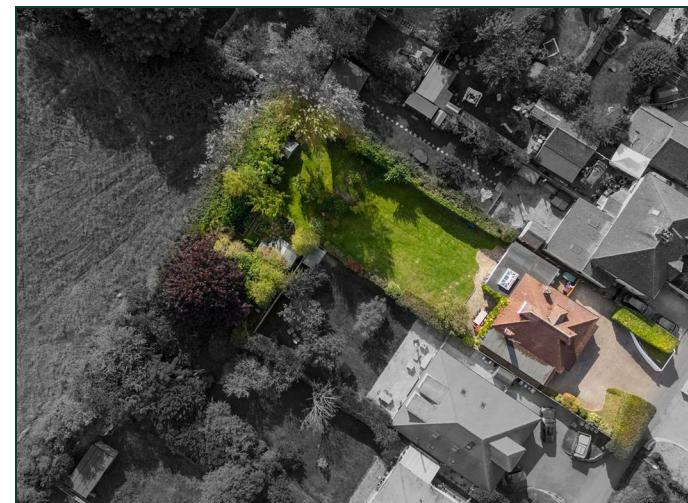
## 6 Owles Lane, Buntingford, SG9 9JA

### 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)**

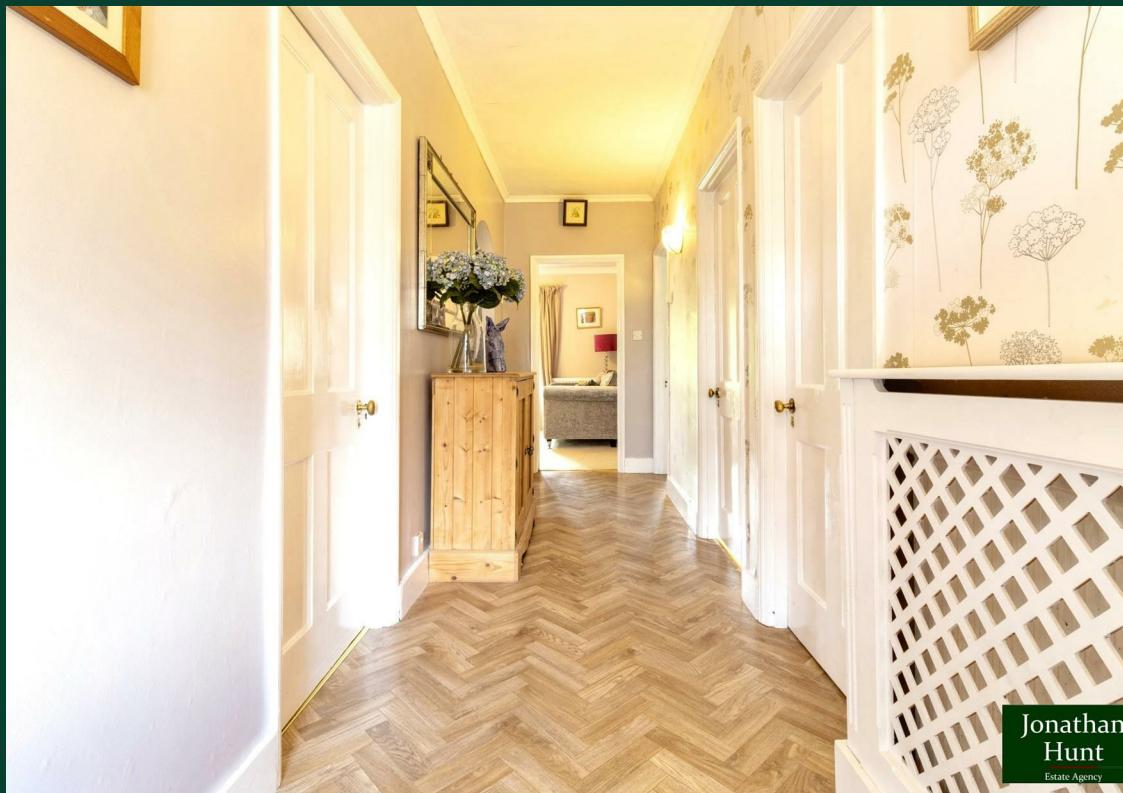
**KITCHEN 21'1" x 9'6" (6.45 x 2.91)**

## 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)**

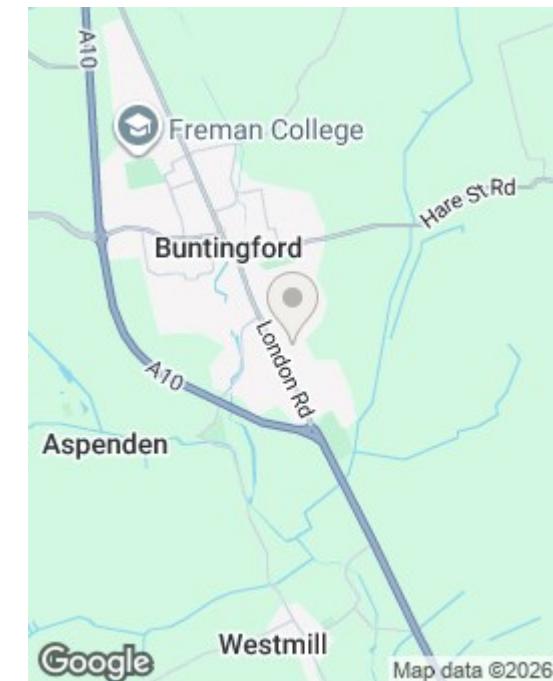
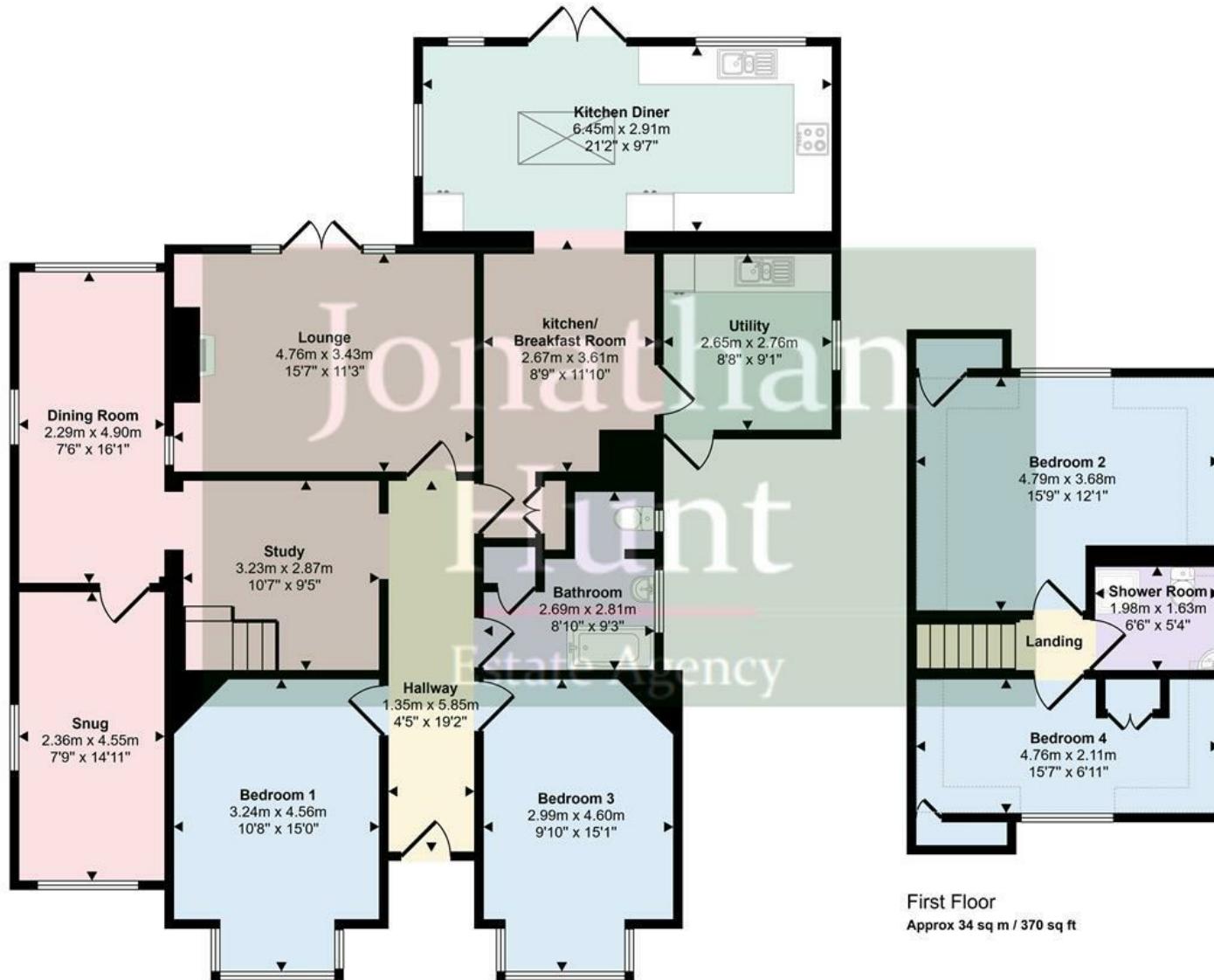
**SHOWER ROOM 6'5" x 5'4" (1.98 x 1.63)**





Jonathan  
Hunt  
Estate Agency

Approx Gross Internal Area  
169 sq m / 1818 sq ft



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)	A	(A)	
(81-91)	B	(B)	
(69-80)	C	(C)	
(55-68)	D	(D)	
(39-54)	E	(E)	
(21-38)	F	(F)	
(11-20)	G	(G)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	