

Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

Tel: 01920 411090

8 High Street Buntingford SG9 9AG

Tel: 01763 272727

info@jonathan-hunt.co.uk

www.jonathanhunt.co.uk



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Pear Tree Cottage Cottered, Buntingford, SG9 9PU

Offers In Excess Of £750,000

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Peartree Cottage is a thoughtfully extended character home set on the edge of a sought-after Hertfordshire village. Positioned behind a block-paved driveway and double garage, the property enjoys excellent privacy and a well-balanced layout, ideal for relaxed living and entertaining.

The ground floor includes a welcoming entrance hall, a cosy lounge with wood-burning stove, and a bright L-shaped drawing room with triple-aspect garden views and a tucked-away study area. A modern, well-appointed kitchen flows seamlessly into the dining space, with a stable door opening to the rear garden. Additional features include a utility room, internal garage access, sensor lighting, and discreet Ring security cameras installed at each external entrance.

Upstairs, three well-proportioned bedrooms enjoy peaceful countryside outlooks. The principal suite benefits from a dressing area, en-suite shower room, and balcony overlooking open fields. Bedroom two offers its own en-suite and dressing space, while bedroom three features built-in wardrobes. A part-converted loft with dormer window offers studio space and scope for further development into a bedroom suite (STPP).

Outside, the wraparound gardens are attractively landscaped with mature borders, climbing roses, wisteria and clematis. A lawned area, ornamental pond and sheltered seating space provide an inviting backdrop for outdoor dining or quiet evenings at home.



ENTRANCE HALL 10'0" x 9'6" (3.07 x 2.92)

UTILITY AREA

DOUBLE GARAGE 20'7" x 17'11" (6.29 x 5.48)

WC

INNER HALLWAY

LOUNGE 12'0" x 10'9" (3.66 x 3.3)

KITCHEN 11'7" x 9'5" (3.55 x 2.89)

DINNING ROOM 12'9" x 12'6" (3.89 x 3.82)

SITTING ROOM 20'1" x 11'3" (6.13 x 3.44)

STUDY AREA 10'5" x 9'8" (3.18 x 2.96)

FIRST FLOOR

PRINCIPAL BEDROOM 21'3" x 11'1" (6.48 x 3.38)

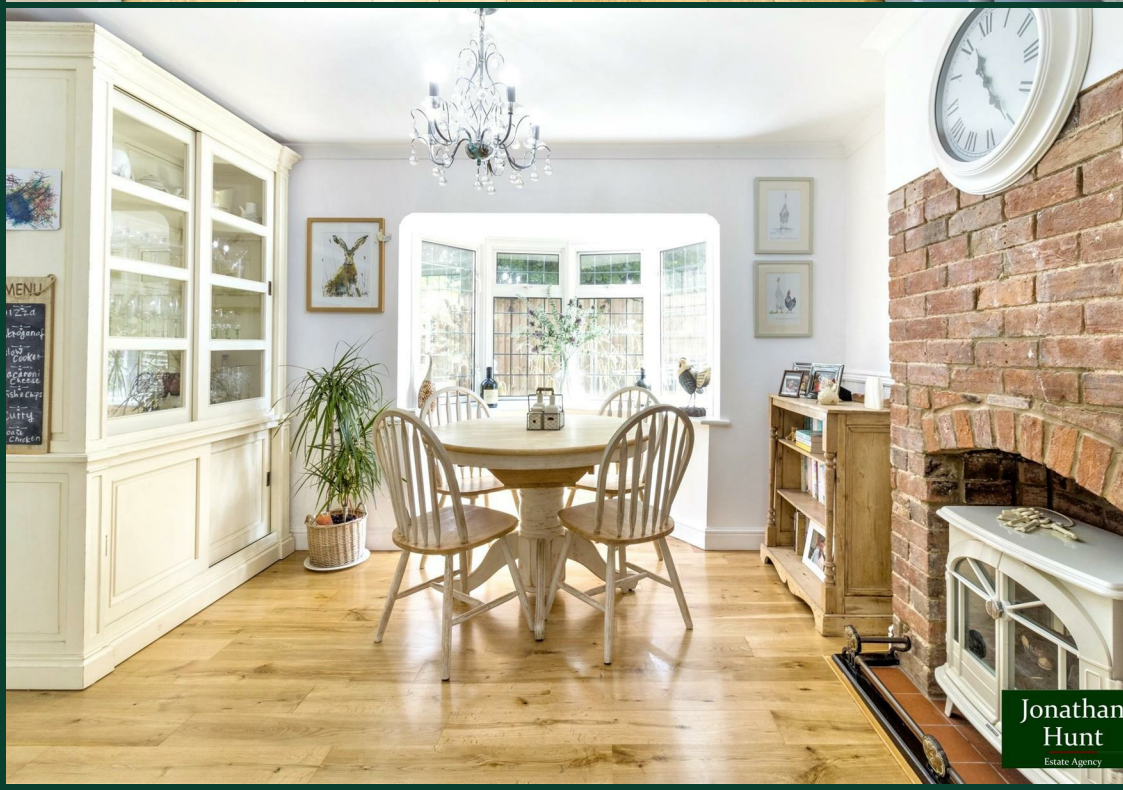
BEDROOM TWO 10'10" x 9'0" (3.31 x 2.76)

EN-SUITE 9'7" x 8'3" (2.94 x 2.54)

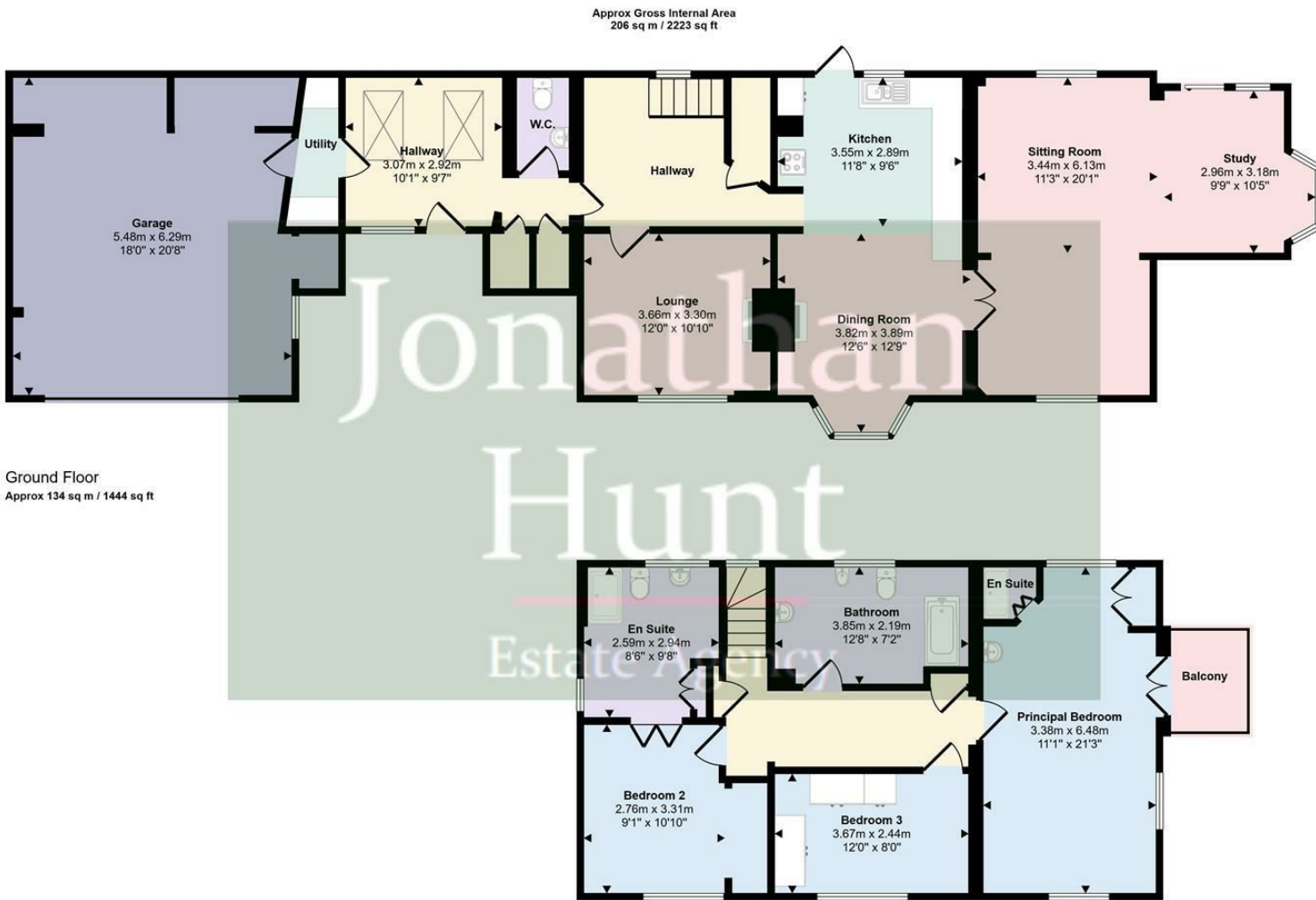
BEDROOM THREE 12'0" x 8'0" (3.67 x 2.44)

BATHROOM 12'7" x 7'2" (3.85 x 2.19)

LOFT SPACE 11'7" x 11'7" (3.54 x 3.54)

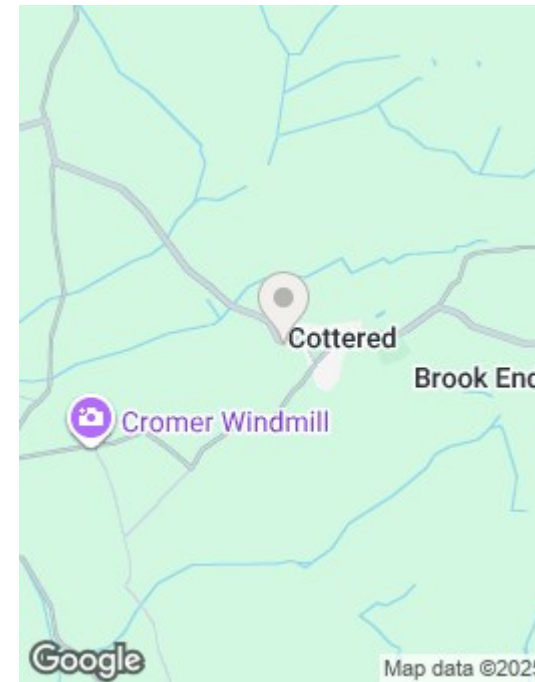
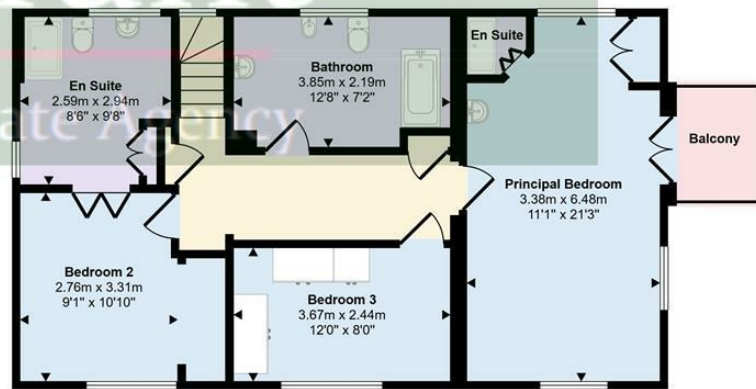






First Floor
Approx 72 sq m / 779 sq ft

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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	