

Jonathan Hunt

ESTATE AGENCY

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1 Vine Cottage Hare Street, Buntingford, Hertfordshire, SG9 0EG

Offers In The Region Of £850,000

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Offered Chain Free

Brimming with Character and Lifestyle Appeal — A Rare Find with Over an Acre of Private Grounds and Idyllic Country Backdrop

Nestled within beautifully secluded grounds that stretch beyond an acre, this charming double-fronted cottage offers generous and versatile accommodation, enhanced with thoughtful modern updates and a distinctly welcoming feel. Inside, original charm blends effortlessly with contemporary comfort. The ground floor features a spacious lounge with a fireplace, a separate sitting room, ideal for relaxed evenings, a superb open-plan kitchen/family space bathed in natural light with defined dining area and a useful cellar which adds further flexibility (wine storage etc). Upstairs, there are four double bedrooms including a principal with en-suite and a luxurious family bathroom — all served by LPG central heating and double-glazed windows.

Outside, lifestyle takes centre stage. A swimming pool, outdoor kitchen, and pizza oven provide the perfect setting for al fresco entertaining. A detached double garage and a series of outbuildings — including kart lodge, workshop, and potting shed — offer excellent potential for stables and tack room, with space for paddock creation.

Tucked away in a picturesque semi-rural location, this rare opportunity blends heritage, leisure, and future potential in perfect harmony. Early viewing is highly recommended.



ENTRANCE HALL

LOUNGE 12'1" x 11'5" (3.69 x 3.49)

SITTING ROOM 11'3" x 10'9" (3.45 x 3.30)

DINING AREA 16'0" x 8'3" (4.89 x 2.54)

KITCHEN/FAMILY ROOM 23'8" x 13'3" (7.23 x 4.04)

UTILITY ROOM 7'10" x 5'2" (2.40 x 1.59)

LANDING

PRINCIPAL BEDROOM 13'6" x 11'5" (4.13 x 3.49)

EN-SUITE 8'3" x 5'1" (2.54 x 1.56)

BEDROOM TWO 13'11" x 11'10" (4.26 x 3.63)

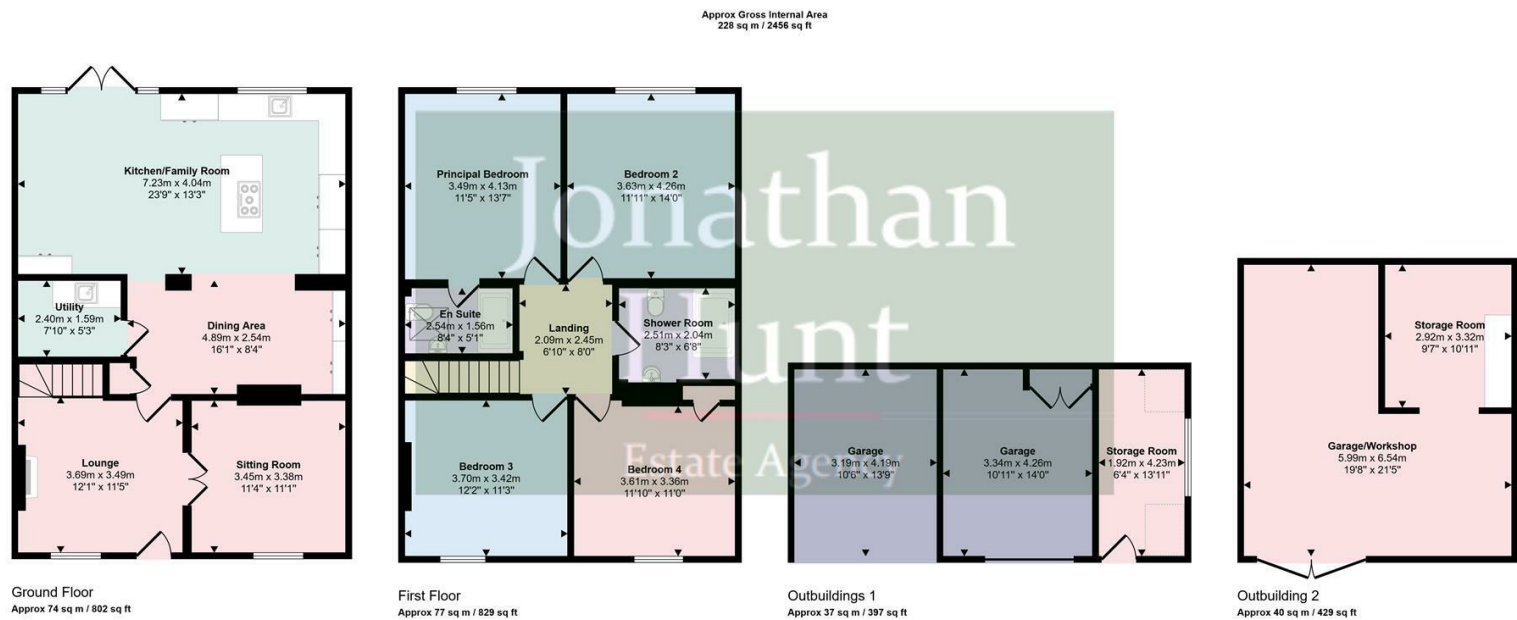
BEDROOM THREE 12'1" x 11'2" (3.70 x 3.42)

STUDY/BEDROOM FOUR 11'10" x 11'0" (3.61 x 3.36)

SHOWER ROOM 8'2" x 6'8" (2.51 x 2.04)







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.

