



Higglers Cottage, Ginns Road, Stocking Pelham,

GUIDE PRICE - £750,000

A beautifully presented three bedroom detached period home, which dates back to the 1850. Blending character and charm, with original features and a contemporary feel tastefully improved by the current owner. The accommodation comprises entrance hallway, living room, dining room, kitchen, large conservatory/sitting room and ground floor w.c.. The first floor includes the three bedrooms, a study area, en-suite shower room and a family bathroom. The property sits on a generous plot, with very private rear garden, detached garage and ample driveway. Peacefully located in this well regarded village surrounded by beautiful countryside and in easy reach of the market towns of Bishop's Stortford and Saffron Walden.

Hardwood front door with covered porch over into:

Entrance Hallway:

Oak flooring, window to side, storage, radiator and inset down lighters.

Door into:

Downstairs w.c.

Tiled flooring, low level w.c., wash basin, space for washing machine and tumble dryer, radiator and inset down lighters.

Dining Room - 11'7 x 10'8 (3.53m x 3.25m)

Oak flooring, window to front, open brick fireplace, radiator and wall lights.

Living Room - 19'5 x 12' (5.93m x 3.65m)

Carpeted, windows to front and rear, open brick fireplace with log burner, two radiators and wall lights. Door to stairs to first floor.



Kitchen - 12'10 x 9'5 (3.91m x 2.87m)

Tiled flooring, a range of eye and base level units with complementary work surface and double Butler sink. Rayburn central heating range cooker, built in double oven and microwave, four ring electric hob, integrated dishwasher and space for fridge and freezer. Stable doors to rear garden, water softener and inset down lighters.

Conservatory/Sitting Room - 17'1 x 12'1 (5.21m x 3.68m)

Tiled flooring, brick based with triple aspect windows and double doors to rear garden, electric heaters, power and wall lights.



First floor landing, carpeted, loft access, window to front and ceiling light point. Doors into:

Bedroom 1 - 11'4 x 10'4 (3.45m x 3.15m)

Carpeted, window to front, a bank of built in wardrobes, radiator, wall lights. Door into:

En-Suite Shower Room:

Exposed floorboards, shower cubicle, low level w.c. and wash hand basin with cupboards to the sides and below. Windows to front and rear, radiator and inset down lighters.

Bedroom 2 - 10'5 x 9'6 to front of wardrobes (3.18m x 2.90m)

Carpeted, window to front, a bank of built in wardrobes, radiator and wall lights.

Bedroom 3 - 7'8 x 7'7 to front of wardrobes (2.34m x 2.32m)

Carpeted, window to rear, a bank of built in wardrobes, radiator and wall lights.

Study area off the landing which is carpeted, window to rear, radiator and inset down lighters.

Family Bathroom:

Wood effect laminate flooring, panel bath with shower overhead attachment, low level w.c. and pedestal wash hand basin. Window to rear, airing cupboard, radiator and inset down lighters.



Outside:

Set on a generous plot, with farmland views to the front. To the rear, a private garden, step out to a patio area then to the remainder which is mainly laid to lawn with mature trees and shrubs. Further paved space and storage shed to one side.

Large Detached Garage - 20'4 x 10'6 (6.20m x 3.20m) Double opening doors to front, door and window to rear garden, storage above, light and power.

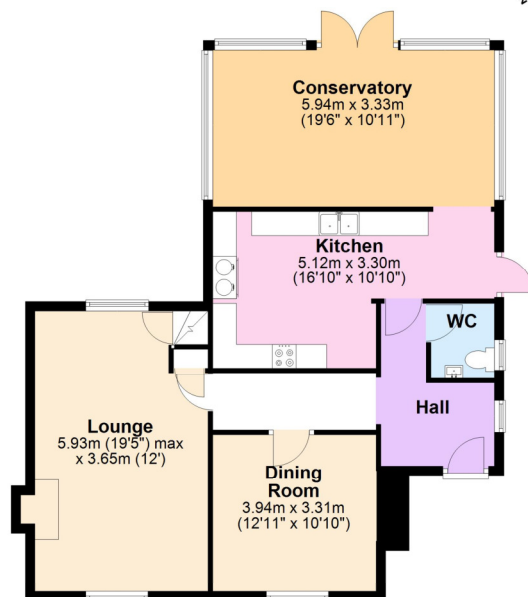
Driveway to the front with space for a number vehicles, as well as further lawned garden space, all overlooking open farmland.





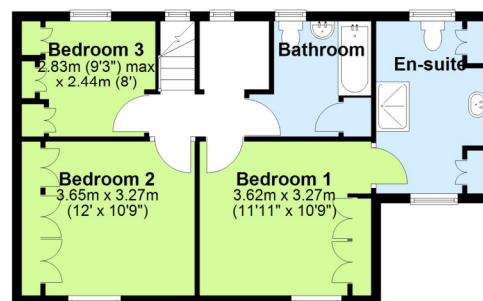
Ground Floor

Approx. 83.0 sq. metres (893.2 sq. feet)



First Floor

Approx. 51.7 sq. metres (556.5 sq. feet)



Total area: approx. 134.7 sq. metres (1449.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E	39 E	
21-38	F		
1-20	G		

**GENERAL REMARK &
STIPULATIONS**

FULL ADDRESS

Higglers Cottage, Ginns Road, Stocking Pelham, Herts, SG9 0JD

SERVICES

Oil fired central heating, septic installed, mains electricity, water

LOCAL AUTHORITY

East Herts Council, Shopmobility, Navigation House, Riverside, Bishop's Stortford, CM23 3AS

COUNCIL TAX BAND

Band F



IMPORTANT NOTICE

AGENTS NOTE: The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.