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Agricultural Cottages, Nasty,  
£725,000

**Sanctuary**  
Buntingford

## Agricultural Cottages, Nasty,, SG11 1HW - £725,000

Sanctuary Buntingford are delighted to offer a wonderful opportunity to purchase a substantially extended and improved home, sitting on a plot of roughly 1/3 acre, situated in a rarely available village location enjoying rural views all around. The property is presented in impeccable order throughout and comprises 4 Bedrooms, Sitting room with vaulted ceiling, Separate Dining room, Kitchen/Breakfast room, Conservatory, Utility room, Downstairs Wc, Master Bedroom with Juliet balcony, Re-fitted Shower Wc, Re-fitted bathroom Wc, LPG Gas central heating, Block paved driveway with parking for at least 6 vehicles and Detached Garage.





### **Entrance door to:**

#### **Entrance hall**

Amtico flooring. Door to:

#### **Downstairs Wc**

Comprising low level wc, amtico flooring, radiator, obscure glazed window to front.

#### **Sitting room**

21'4" x 16'10"

Valuted ceiling with attractive beams, large window to side, engineered Oak flooring, inglenook fireplace with multi-fuel burning stove inset, radiator, tv point, door to exterior.

#### **Kitchen/breakfast room**

17'0" x 15'1"

T-shaped room fitted with a matching range of wall and base units with granite work surfaces, butler style sink with mixer tap, Rangemaster Elan oven with 5 plate gas hob & extractor hood fitted, integrated dishwasher, amtico flooring, window to front, radiator, tv point. Door to:

#### **Dining room**

17'2" x 11'10"

Window to front, feature fireplace, engineered Oak flooring, radiator, tv point.

#### **Conservatory**

22'6" x 7'9"

Windows and sliding doors to garden, engineered Oak flooring.

#### **Utility room**

9'10" x 6'7"

Fitted wall and base units with work surfaces, sink unit with mixer tap, plumbing for washing machine, recess for tumble dryer, amtico flooring, radiator, window to rear.

#### **Stairs to first floor landing**

Fitted carpet, window to front, cupboard housing boiler. Door to:

#### **Bedroom Two**

12'3" x 11'9"

Window to rear, fitted carpet, radiator, tv point.



### **Bedroom Three**

9'2" x 8'8"

Window to rear, fitted carpet, radiator.

### **Bedroom Four**

8'10" x 7'8"

Window to front fitted carpet, radiator.

### **Family Bathroom Wc**

Re-fitted 3 piece suite comprising panel bath with mixer shower over, wash hand basin, low level wc, tiled splash backs, tiled floor, heated towel rail, obscure glazed window to front.

### **Stairs to second floor landing**

Fitted carpet, window to front, radiator. Door to:

### **Bedroom One**

12'9" x 11'3"

Juliet balcony to front with wonderful views overlooking surrounding countryside, fitted carpet, radiator, tv point.

### **Shower room Wc**

Luxury suite comprising walk-in shower cubicle with wall mounted mixer shower, wash hand basin, low level wc, tiled splash backs, tiled floor, heated towel rail, obscure glazed window to front. Archway to:

### **Dressing room**

Fitted storage, fitted carpet, velux window to rear.

### **Exterior**

The property sits on a plot roughly 1/3 of an acre with gardens to front, side and rear enjoying fabulous views all around. Good sized paved patio area to rear. Block paved driveway to front with off street parking for at least 6 vehicles, serves access to:

### **Garage**

19'8" x 13'1"

Hinged vehicular access doors and personal door to side, power and light connected, eaves storage space.

### **Agents Note**

Council Tax Band F £3,163.13pa

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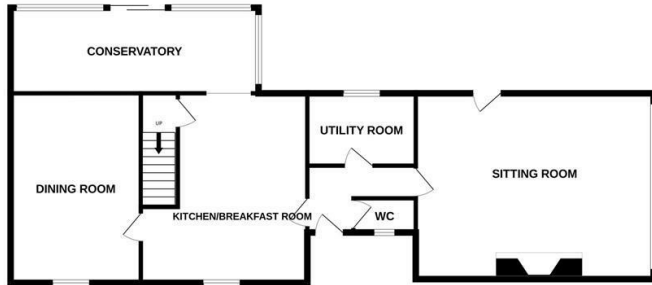




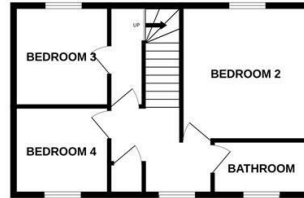




GROUND FLOOR  
1195 sq.ft. (102.7 sq.m.) approx.



1ST FLOOR  
461 sq.ft. (42.9 sq.m.) approx.

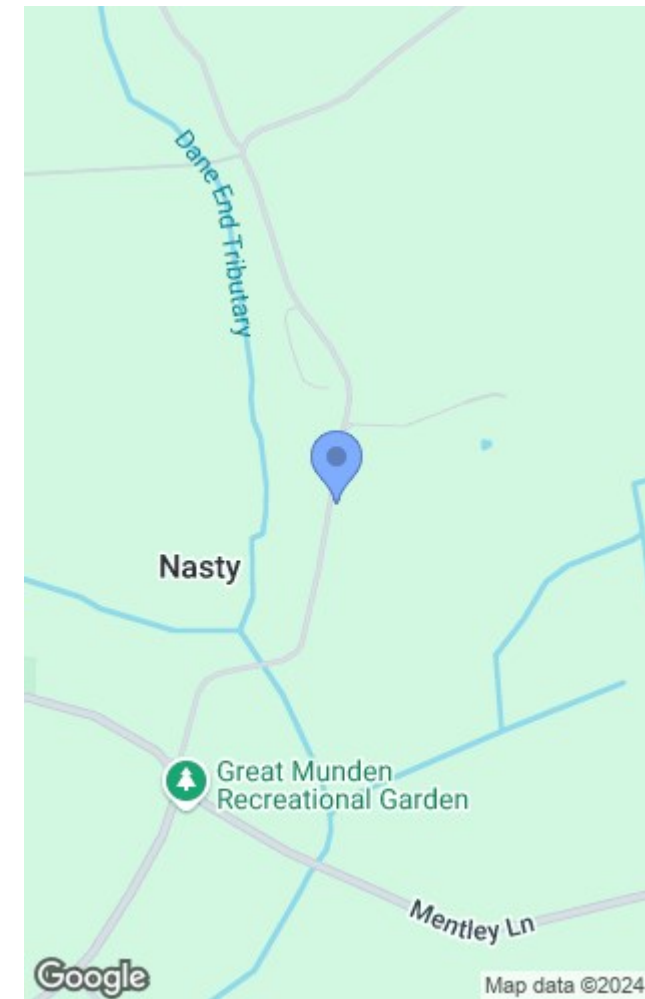


2ND FLOOR  
344 sq.ft. (31.9 sq.m.) approx.

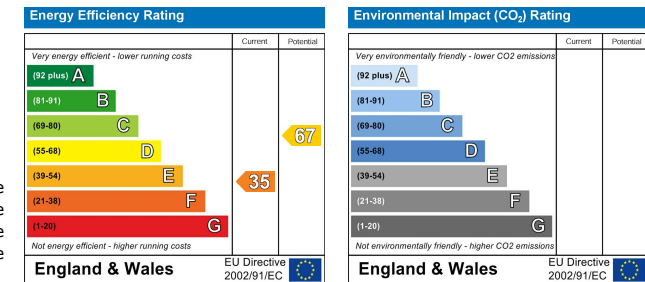


TOTAL FLOOR AREA : 1910 sq.ft. (177.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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