



Oak Cottage,
Chipping, Buntingford, SG9 0PG

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A delightful two / three-bedroom detached grade II listed cottage situated within 0.28 acres and backing on to open countryside. The property is set within a gated driveway with plenty of parking, detached double garage and fabulous garden.

This beautiful home offers plenty of character and charm throughout, original features, exposed beams and Inglenook fireplace. This home has been extended on the ground floor to create a Country style kitchen overlooking the garden, breakfast room and formal dining room or third bedroom. There is also a bathroom so potential to become an annex.

This cottage is situated in the village of Chipping, Buntingford, just 1.6 miles to Buntingford High Street and surrounded by lovely countryside walks.



STEP INSIDE

Oak Cottage

The cottage offers two entrances, a formal entrance within an enclosed porch into the living room and side entrance from the driveway into the breakfast room. The breakfast room is light and spacious, with tiled flooring leading to the kitchen, formal dining room / bedroom three and bathroom.

The dining room is currently used for those special occasions where the family can all sit around and enjoy a meal, can very easily become a third bedroom. This area is all part of the extension.

The kitchen is a traditional country style kitchen, amazing views over the garden. There is also a ground floor bathroom.

There are a further two reception rooms, one just off the kitchen with exposed beams, wooden floor and wood burning stove, a great place to relax and read a book. The living room is cosy and inviting with more exposed beams and Inglenook fireplace, there is a door leading into the porch and the main entrance.

On the first floor there are two good size bedrooms and a cloakroom in between just off the landing. One bedroom has a brick-built feature fireplace and the master bedroom a lovely window seat to gaze over the gardens in the morning.













STEP OUTSIDE

Oak Cottage

On arrival it is abundantly clear to see that parking is not a problem whatsoever, you can easily fit three cars on the driveway plus there is a double detached garage.

There is a gate to the front of the property so once in the gates can be shut so the garden is completely secure if you have pets or children.

There is a delightful brick wall to the side garden with gate and pathway leading to the main front door where the postman normally uses.

The garden is approximately 0.28 acres and backs on to open countryside, the garden is mainly lawn with various trees and flower borders.

There is a wooden shed and some lovely seating areas to sit and enjoy a glass of wine or read a good book. There is plenty of space for children to play.

A detached double garage with power and light.





LOCATION

Oak Cottage is set in the village of Chipping, Buntingford, Hertfordshire.

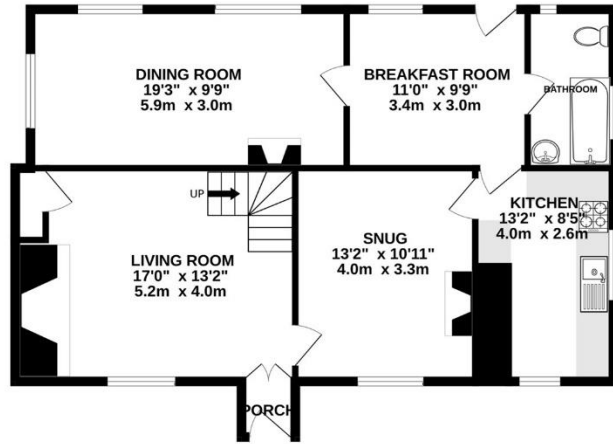
Within easy access on the A10, Great Cambridge Road into London and Stansted Airport. As for the commuter there is a choice of stations Royston 6.2 miles, Baldock 9.9 miles and Bishops Stortford 14.8 miles.

For nearby local shopping and restaurants, Buntingford, Royston and Baldock have plenty to keep you entertained.

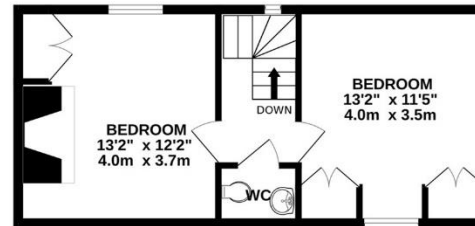
There are wonderful country walks, footpaths and bridleways to explore on your doorstep, fine golf and Country clubs with many sports and recreational amenities. Both state and private education is well catered for with St Edmunds College, Heath Mount and Bishops Stortford college close by.

OAK COTTAGE

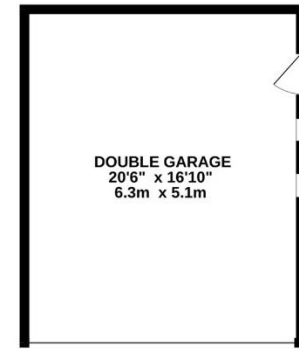
GROUND FLOOR
799 sq.ft. (74.3 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



GARAGE
345 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 1500 sq.ft. (139.3 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.



AGENTS NOTE: Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Floorplans are for guidance only, are not to scale and should not be relied upon for their accuracy



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