



## Flint Cottage,

25, Church Street, Buntingford, Hertfordshire, SG9 9AS

FINE & COUNTRY

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This charming, detached, four bedroom, early Victorian character home has been greatly improved and extended, sympathetically blending the original features with contemporary design and fittings.

Enjoying west facing gardens and a fabulous, detached Home office/Studio, the house overlooks the river in a popular street in the town's conservation area just minutes from the High Street, local schools and the shops.



# STEP INSIDE

## Flint Cottage

As soon as one steps inside, the character of the house is immediately evident. The reception hall has a pretty Victorian fireplace, ample fitted storage and doors lead into both the living room and to the rear of the house via an attractive inner hall. From this hallway one finds a downstairs WC and stairs lead up to the first floor. At the rear of the house is the charming and good size kitchen/dining room with vaulted ceiling that looks out onto the mature west facing rear garden. The kitchen is well fitted with an excellent range of units and appliance space including a large utility/laundry cupboard. The dining area is a good size and not only fits a good size table but also comfy chairs. A great space for family and friend to congregate. The 25' living room is a wonderful sized room with windows to the front and rear aspects and a beautiful fireplace.

Upstairs one finds the principal bedroom with vaulted ceiling and an en suite shower room. There are two further double bedrooms and a good size fourth bedroom together with a spacious family bathroom.









# STEP OUTSIDE

## Flint Cottage

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To the side of the house is a gated driveway, providing useful off-street parking.

The garden is set to the rear of the house and enjoys a westerly aspect and a high degree of privacy. There is a decked area with seating adjoining the house beyond which the lawn extends, bordered by flower beds and shrubs. An excellent addition is the detached, contemporary style, Home Office with light and power. Wonderful for those who work from home or as an occasional guest bedroom.

General Information:

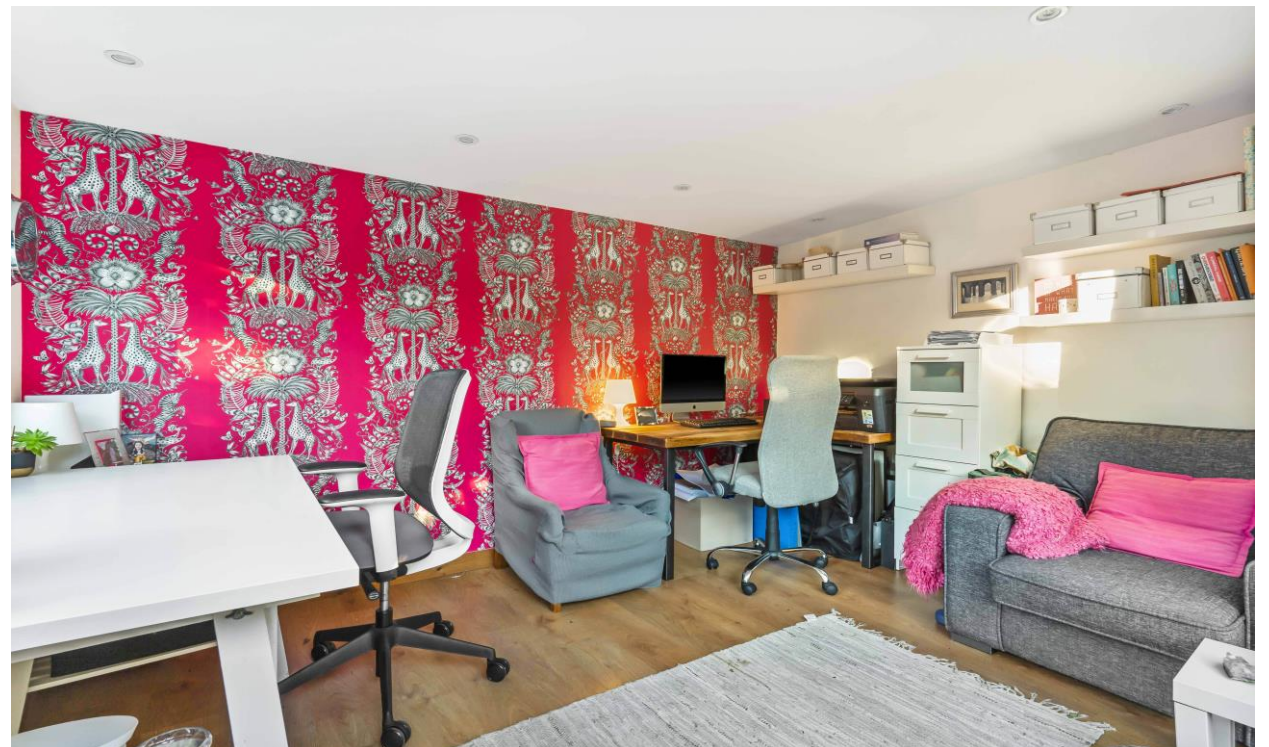
Local Authority: East Herts DC 01279 655261 Council Tax Band: F

The property is in a conservation area

All main services are connected.

Gas fired central heating by radiators.

We are awaiting the energy rating.







# LOCATION

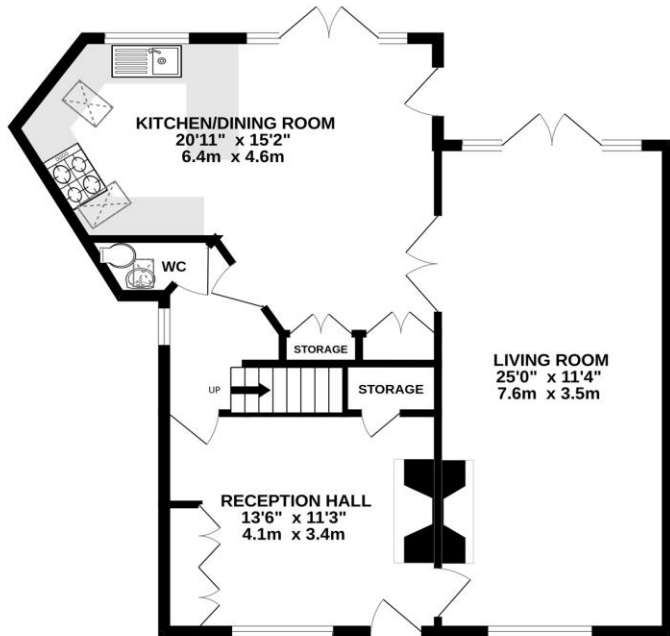
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The location in Buntingford is ideal as the house benefits from everything the High Street has to offer, including a Sainsbury's Local, a Co-op and a selection of independent shops including an excellent cheese shop, restaurants, coffee bars, public houses and a wine bar. There are several parks around the town and it's just a 10-minute walk to the surrounding countryside. There are lots of activities to get involved with, including tennis, bowls and keep fit boot-camps, as well as the parks with play equipment for children. There is a swimming pool at Freman College. There are good state schools in Buntingford as well as many highly regarded private schools found locally including St Edmunds College, Haileybury, Bishops Stortford College, Heath Mount, St Josephs and Duncombe schools.

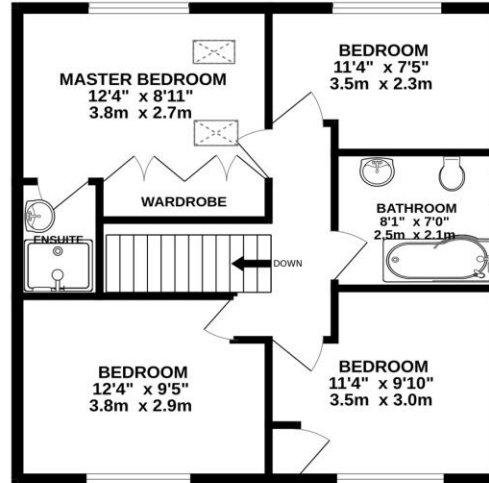
For the commuter, stations are found in Hertford, Ware, Royston and Stevenage all providing fast and frequent services into London. The A10 provides excellent road access to London, the M25 and Cambridge.

# FLINT COTTAGE

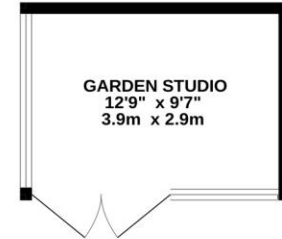
GROUND FLOOR  
743 sq.ft. (69.1 sq.m.) approx.



1ST FLOOR  
574 sq.ft. (53.4 sq.m.) approx.



STUDIO  
122 sq.ft. (11.4 sq.m.) approx.



TOTAL FLOOR AREA : 1440 sq.ft. (133.8 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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