



Old Well Cottage
Southern Green | Rushden | SG9 0SY

OLD WELL COTTAGE

This charming, detached character home has been lovingly cared for by the present owners for over 25 years and provides good size rooms that are full of charm, character and quirkiness. The cottage is found in the semi-rural village of Southern Green, Rushden, surrounded by countryside yet conveniently placed midway between the bustling market towns of both Buntingford and Baldock, the latter of which benefits from a mainline station into Kings Cross (42 mins).











STEP INSIDE

Old Well Cottage is believed to date back to the 1600's and surprisingly is not listed. Throughout this lovely home one finds exposed timbers, brickwork and fireplaces cleverly combined with modern essentials with the refitted kitchen/breakfast room being the hub of the home. Approached through the rear entrance hall, one finds lots of built in storage, a downstairs cloaks/shower room and the stairs rising up to the first floor. There is a useful and essential study area with bespoke fitted furniture. A wonderful dining room with tiled floor, panelling, beams and window overlooking the garden. This a fabulous room in which to entertain friends and family and comfortably accommodates a large dining table. The Living room is a delight with its large red brick fireplace and chimneybreast being the focal point and benefiting from a wood burning stove. Exposed timbers add great warmth to the room and glazed French doors lead out to the garden and allow light to flow in. The original front door and entrance lobby are also found on this side of the house. The kitchen, as previously mentioned, has been attractively refitted in recent years with a good range of units, a walk in pantry, studwork and a cosy breakfast area with recessed exposed brickwork.

Upstairs one finds the principal bedroom with vaulted ceiling, built in wardrobes/storage and recently refitted en suite bathroom. There are two further good size double bedrooms one with built in wardrobes and both overlooking the garden.



Our House We
ugh-giggle-be silly
leep Promises
se kind words
share
DREAM BIG
the truth
work hard
Please & Thank-you
Love You



A MEAL
WITHOUT
WINE
IS CALLED
BREAKFAST























STEP OUTSIDE

The cottage is approached across the village green through a five-bar gate that leads into the gravel driveway where there is ample parking for several cars. There is a useful garage/barn, that is need of some attention, but provides useful storage and could easily be converted into a studio/home office. Occupying a generous plot that approaches a quarter of an acre, Old Well Cottage enjoys mature gardens that are laid to lawn with shrubs and trees and set behind fencing and hedging providing a good degree of privacy.

LOCATION

Southern Green is a small hamlet that adjoins Rushden, a small, pretty village which is set midway between Buntingford and Baldock both of which are approximately 5 miles away and are pretty market towns, the latter, having a station serving London Kings Cross in 40/45 minutes. The village has a thriving community centred around St Mary's church, a village hall, the village garden centre and of course the Moon and Stars pub. There are many footpaths and bridleways in the surrounding area making this a real haven for those with a love of the countryside but still need to be within easy reach of nearby towns and stations for those who commute.

The A10 and A1(M) are both also within easy reach providing good road connections to the M25, London and the north.

The area is well catered for educational needs with both state and private schools within easy reach.

Throughout the area a many lovely footpaths and bridleways to enjoy and there are many sports and equestrian facilities nearby.





INFORMATION

Local Authority: North Herts DC. Council Tax Band: G

Energy Rating: F

Oil Fired Central Heating by radiators.

The property is not listed but is in the Southern Green Conservation area.

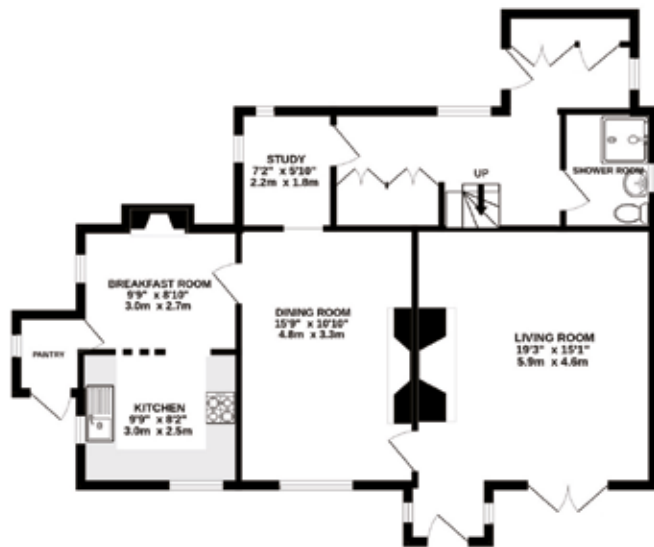
Tenure: Freehold

VIEWING

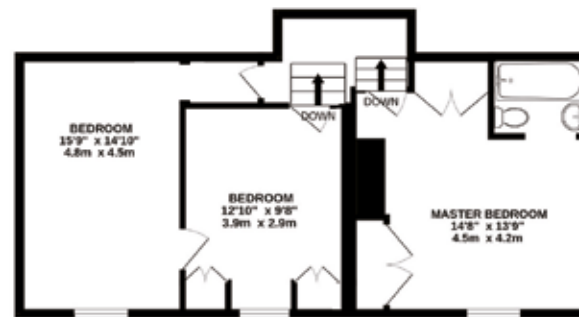
Strictly by appointment. To make arrangements to view contact Stephen Ensum at Fine and Country on 01920 443898

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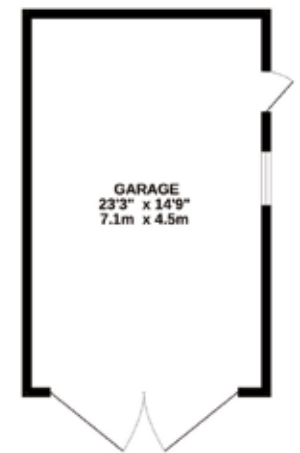
GROUND FLOOR
795 sq.ft. (73.5 sq.m.) approx.



1ST FLOOR
558 sq.ft. (51.8 sq.m.) approx.



GARAGE
343 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 1695 sq.ft. (157.5 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.

Property marketing by pixels.co



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