



Beech House

Aspenden | Buntingford | Hertfordshire | SG9 9PG

FINE & COUNTRY

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Nestled away in a superb prime spot in just over a quarter of an acre in the sought after rural village of Aspenden is 'Beech House'

A chalet style four bedroom three reception room detached family home offering just under 2200 square feet of flexible accommodation with outstanding countryside views and walks on offer from your doorstep.

The property has recently undergone some internal and external works that do require completing, in addition planning permission was granted in January 2019 for a single storey rear extension and single storey side extension along with two single storey first floor extensions to front elevation and reprofiling of roof. Application Ref: 3/18/2651/HH.



STEP INSIDE

Beech House

Walking through the entrance hallway with its recently fitted cloakroom you will arrive in the centrally located family dining room, a superb room with excellent rear views and access to the first floor. Next to the dining room is the lounge which again is a good size with triple aspect views and of particular note is the feature fire place with a charming surround and log burning stove fitted. The kitchen offers a good range of base and wall storage units, ample worktop space and excellent views of the rear garden. The family room which is currently used as the children's play room could be used as a home office/snug depending on one's needs. The recent extension houses the utility room and boiler for which is powered by the newly added air source heat pump, the downstairs is heated via underfloor heating throughout.

Moving upstairs, there are four bedrooms and a family bathroom. The master bedroom benefits from having a large walk-in wardrobe with recently fitted en-suite shower room and lovely elevated views of the surrounding countryside. The other three bedrooms are all generous in size and are complemented by the high quality family bathroom.













STEP OUTSIDE

Beech House

On arrival, there is plenty of parking to the front of the property with scope to enlarge if required STPP. The rear garden can be accessed via both sides of the house along with access to the detached double garage. The rear gardens are just fantastic with extended views of the local church and rolling countryside to the west. Of particular note is the stunning and very mature 'Beech' tree which sits proudly set back in the garden, to the side of the tree is a long strip which takes one up to the boundary of the church, excellent for kids to play and hide in.

Directly at the rear of the house is the recently laid patio area with sunken paved seated area, great for entertaining and taking in the evening sun from the west facing garden.

A real gem of a garden to compliment the house!

Local Authority: East Herts DC 01279 655261.

Council Tax Band: G

EPC: B

All mains' services are connected.





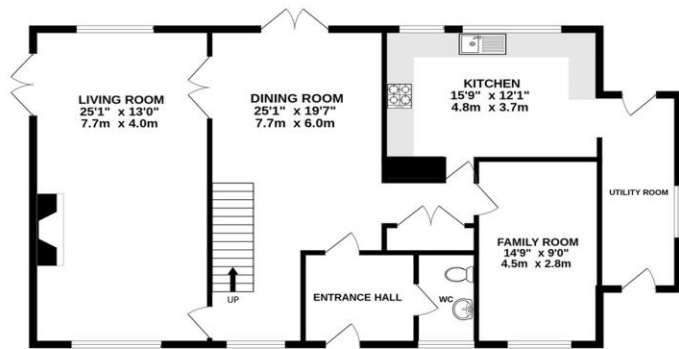
LOCATION

The village offers a welcoming local pub, fantastic walks, cricket green, playground, and many historical buildings to enjoy. Just over a mile walk to the town of Buntingford where you will find many local shops, restaurants, pubs, and schools.

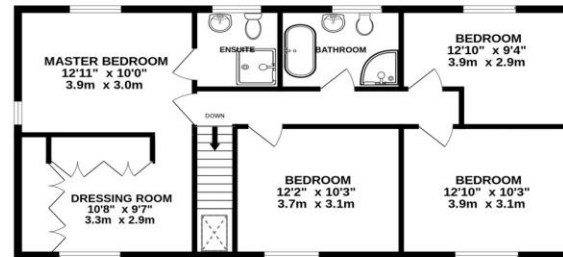
The A10 is also within a mile away for easy commute to London and Cambridge. Surrounded by some of the most prestigious colleges such as St Edmunds, Bishops Stortford and Heath Mount. Hanbury Manor Golf & Spa and East Herts Gold club are within a short drive.

BEECH HOUSE

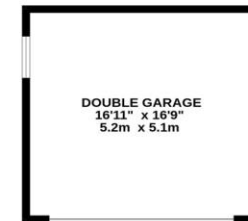
GROUND FLOOR
1113 sq.ft. (103.4 sq.m.) approx.



1ST FLOOR
801 sq.ft. (74.4 sq.m.) approx.



GARAGE
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA : 2196 sq.ft. (204.1 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.

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