



Cuthberts

6 St. Francis Close | Buntingford | Hertfordshire | SG9 9SH

FINE & COUNTRY

STEP INSIDE

Cuthberts

A stunning four-bedroom, Victorian town house, originally built in 1878 as a grammar school and converted in 1996 by Grange builders to create a private secluded development situated on the outskirts of Buntingford. Situated in a private road, surrounded by well-maintained grounds with plenty of visitor parking for guests, Cuthberts has two allocated parking spaces. This delightful home offers approximately 1414sq.ft of accommodation and is set over three levels with high ceilings, feature fireplaces and a beautiful sunroom to the rear backing onto a private garden. There is gas central heating and double-glazed windows, EPC band C, council tax band F and no onward chain.

Step Inside

An inviting hallway, with high ceilings and cherry wood flooring which flows through the ground floor, leads you into this marvellous Victorian home. The kitchen is of high quality and well designed, looking out on the front lawn and beautiful full height windows allow the light to flood in. The grand living room has an elegant fireplace with cast iron and decorated tiled features, windows and doors leading you to the sunroom which creates another dimension to this home, a light and spacious place to entertain and enjoy the private garden. The sunroom has tiled flooring and French doors, a lovely place to have the dining table or perhaps just watch the wildlife and relax.

On the first floor you will find two bedrooms and a Victorian inspired bathroom, with a free standing roll top bath and complementary tiles in keeping with the design of this home. On the top floor you will find a luxury fitted shower room and two further bedrooms. The master bedroom has built in wardrobes and offers fabulous views over the Hertfordshire countryside. This home has a luxurious feel, a safe and secure setting and close by to everything you will need. If you travel frequently, you are set within a community so a safe place to lock up and leave with peace of mind.











STEP OUTSIDE

Cuthberts

Step Outside

There is a private rear garden with flower and shrub borders and patio area with gate to rear. Set within a private development, the property is surrounded with well-maintained grounds, lawn and various flower borders that are maintained by the estate.

Location

Situated in the highly regarded private development St. Francis Close. There is easy access to the A10 towards London and Cambridge, delightful countryside walks, local pubs, and fabulous schools.

On Buntingford High Street you will find many local shops and restaurants, schools, and coffee shops.

Buntingford is conveniently located for Royston and Stevenage railway stations, with easy access to London and the North

Stansted airport is just 17 miles away and Luton 26 miles so great location for commuting.

The property is set within a private development where each property is charged an annual fee towards the estate's expenses. Cuthberts contributed £473.73 for 2023-2024.

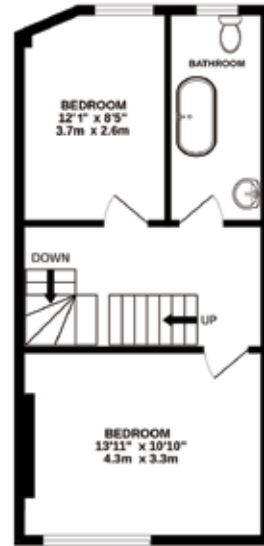


6 ST FRANCIS CLOSE

GROUND FLOOR
590 sq.ft. (54.8 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.7 sq.m.) approx.



2ND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 1414 sq.ft. (131.4 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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Council Tax Band: F
Tenure: Freehold
EPC Rating: C

Asking price £700,000



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