



Cherry Tree House

Hare Street | Buntingford | Hertfordshire | SG9 0DX

FINE & COUNTRY

STEP INSIDE

Cherry Tree House

Fine & Country are delighted to offer for sale Cherry Tree House, a wonderfully spacious detached family house, set in a rural location within the parish village of Anstey, Nr Buntingford in East Hertfordshire. This charming four bedroom property offers a wealth of attractive features, including generous living accommodation, two bright and spacious reception rooms, a large utility area, two bathrooms, a gorgeous garden of approximately one acre and full planning permission to build a detached games room/annexe, detached double garage with workshop along with a large single storey extension to the main house which will significantly enlarge the footprint.

STEP INSIDE

Upon entry through the front door, Cherry Tree House immediately presents a large welcoming entrance hallway with a staircase to the first floor and access to the family room, living room/diner, kitchen and downstairs bathroom. To the rear of the house on the ground floor is a spacious utility area with large windows to two aspects and door opening into the gardens. The living room is a particularly large and bright room with four large windows to three aspects, a charming open fireplace with a lovely stone surround and hearth. There is copious space for both living and dining furniture. Similarly, the family room is another bright room having windows to two aspects and would suit a children's playroom, a formal dining room or further guest accommodation if required. A large useful family shower room is ideally located on the ground floor and benefits from a window to the rear garden, a separate shower cubicle, WC and hand basin.

The kitchen has been beautifully decorated in duck egg colours and boasts an abundance of wall and base storage units, space and plumbing for a dishwasher, and integrated kitchen appliances, including an oven, hob, extractor fan and fridge/freezer. This is a very attractive room with a large window to a side aspect, pretty green floor tiles, strategically placed spotlights and another window looking out into the utility area. The utility room is particularly large and benefits from extensive storage units, cupboards and work surfaces, a separate sink and space for two washing machines and a tumble dryer. This is a bright useful room and opens onto the garden.

Upstairs, Cherry Tree House continues to offer spacious accommodation and a large landing area with access to four generously sized bedrooms and a family bathroom. The master bedroom is attractive with charming sections of sloped ceiling and is especially sizeable with two large windows to the side. The further three bedrooms are similarly bright and charming with sections of sloped ceiling, typical of a house of this age and design, and each has large windows and overlook the gardens. The family bathroom is also nicely designed, comprising a bath, hand basin, WC and a window.



















STEP OUTSIDE

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Outside, to the front, Cherry Tree House enjoys a wide frontage with gated access and a private drive leading up to the house. The property itself is surrounded by an acre of mature land, fruit trees and shrubs, as well as high border hedges providing good degrees of privacy. There is a pretty, fenced off secluded pond area and a driveway that provides parking for several vehicles.

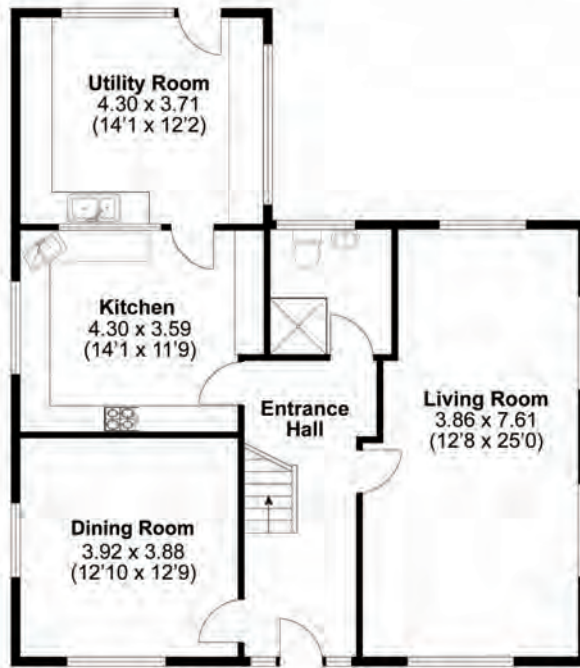
LOCATION

Cherry Tree House is situated just outside the villages of Hare Street and Anstey and is well placed for those seeking a semi rural lifestyle without the feeling of being isolated. The neighbouring market town of Buntingford is nearby and provides for most everyday needs with a delightful old high street lined with shops, cafes, pubs and restaurants with a large Co Op supermarket and excellent well regarded schools. Stations are also not too far away in Ware (11 miles) or Royston (7 miles), both bustling and pretty market towns with more extensive amenities and rail connections into London. Throughout the surrounding countryside are footpaths and bridleways and for golfers, East Herts, Whitehills and Barkway Golf courses are also closeby.

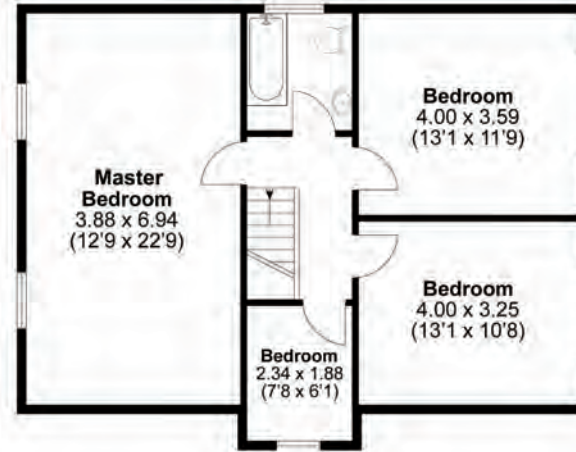
Guide price £875,000



CHERRY TREE HOUSE



Ground Floor
Approx. 92.1sqm (991.6sqft)



First Floor
Approx. 70.1sqm (754.4sqft)

TOTAL FLOOR AREA: 1746 sq.ft. (162.2 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	63 E	
21-38	F		
1-20	G		

Fine & Country Ware, Hertford and Welwyn
Office 1, 21 Baldock Street, Ware, Hertfordshire SG12 9DH
01920 443898 | 07859 977793 | heather.curtis@fineandcountry.com

