



Elm Cottage
Anstey | Buntingford | Hertfordshire | SG9 0BN



Elm Cottage is a stunning four bedroom detached period property, situated in the idyllic village of Anstey, Buntingford. This period home has been extended sympathetically to create a modern home which is full of character and charm with fabulous countryside views. There is approximately 2344 sq. Ft of floor area including the garden studio / Summer house, gym and garage. The property currently offers planning permission for the conservatory to be removed, and a double storey rear extension granted. 3/24/0516/HH | (13-03-2024) Within a short walk to the Blind Fiddler pub which offers a friendly atmosphere and fantastic food. There is oil heating and underfloor heating downstairs, septic tank, EPC band D, council tax band G.

Step Inside

A warm and inviting welcome into the spacious hallway with feature fireplace with oak bressummer beam, underfloor heating throughout the ground floor and Travertine flooring continuing to the kitchen diner, sitting room, conservatory and boot room. There is a modern cloakroom and storage area for coats. A beautiful oak staircase leads you to the first floor.

Coming in the front door the kitchen is to the right, a stylish solid oak Schreiber kitchen with a painted shaker style finish and complementary caramel quartz worksurfaces. A central island with storage and breakfast area completes the kitchen. The kitchen is light and airy with beautiful French doors to the rear, leading out to the garden and two double glazed sash windows to the front to allow the light to flood through. The utility room is well positioned just off the kitchen and offers space for stacked washing machine and tumble dryer, water softener and hot water tank. There is a door from the dining area leading into the conservatory.

The sitting room is a lovely, spacious entertaining space with lots of natural light, there are 3 double glazed sash windows to the front, two sets of French doors to the side. There are a further set to the conservatory and access to the boot/ storage room where you will find the oil boiler and consumer unit. A beautiful brick fireplace with wood burning stove and built in oak shelving.

A stunning Victorian style conservatory allows you to enjoy the view of the modern, landscaped garden. This is a lovely place for the family to gather and relax and leads through to the kitchen diner and double doors out to the garden.

On the first floor there are four bedrooms, the master bedroom is a spacious room with amazing viewings over the countryside to wake up to every morning and modern en suite shower room. A further three bedrooms with family bathroom and feature cast iron fire surrounds to the two front bedrooms.









Step Outside

The Driveway sweeps up to a large gravel area with parking for plenty of cars to park and manoeuvre and allows access to both sides of the house. There is an electric roller shutter door to the front the garage and currently the rear of the garage has been remodelled into a gym with bi folding doors that create a separate entrance and storage area above with pull down ladder and loft space. There is under floor heating to the gym.

The West facing garden was professionally designed by a local garden designer and offers an array of captivating areas to sit and enjoy the peace and tranquillity. There is a large patio area with firepit and log seating, a selection of ornaments and water features with central manicured lawn, nestled within the mature flower and shrub borders. A feature walk through circular archway frames the house and garden, also offering power, light with water tap. There is lovely patio area and pergola with a discreetly, well position shed to the side of the summer house.

The summer house is located at the rear of the garden, a contemporary design with red cedarwood cladding, underfloor heating, power with individual fuse box and internet access, this is a great place to work from home.

Location

This wonderful home is situated in the heart of the village of Anstey, Buntingford, Hertfordshire, surrounded by many country walks, pub, church and local school and offers a real sense of community.

This fabulous home is just 5.4 miles to Buntingford, 6.7 miles to Royston, 8.2 miles to Puckeridge and 12 miles to Saffron Walden.

The nearby train stations of Royston, Stevenage, Ware, Bishops Stortford and Hertford allow so much choice when commuting into London when needed.

For the frequent flyer it is 29.8 miles to Luton Airport, 16.4 to Stansted Airport and 62.4 miles to Heathrow Airport.

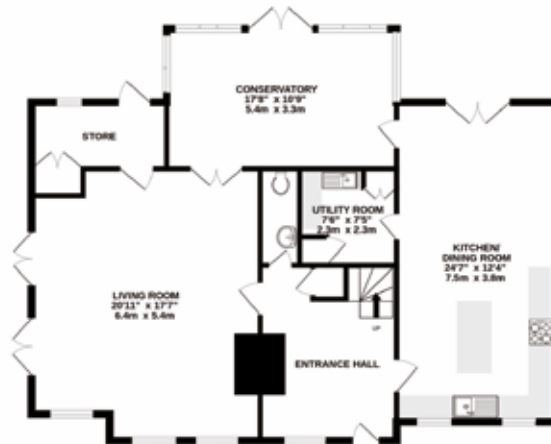
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Septic tank emptied yearly approximately £170.

Oil tank located behind the garage.



ELM COTTAGE



OUTBUILDINGS
455 sq.ft. (42.3 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		88 B
81-91	B		
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 2344 sq.ft. (217.8 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.

Council Tax Band: F
Tenure: Freehold

Offers over £1,200,000

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright ©2025 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 10880001 Registered Office: The Elms, Aspenden, Buntingford, Hertfordshire, England, SG9 9PG. Printed

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

