



Runnels House
Chipping | Buntingford | Hertfordshire | SG9 0PQ

Do you love the finish and style of a new build yet aren't looking to live on a development? Located on the edge of Buntingford, a bustling market town in East Herts, Runnels House is found at the top of a quiet lane in the village of Chipping. A stunning new build, this 2500 sq ft house offers a fantastic kitchen diner, large lounge, snug/study and four bedrooms, two with en suites. There is a large double garage with loft room above, and a generous garden backing onto farmland. This home is the perfect location for families looking to take advantage of the amenities and schools in Buntingford, while benefiting from the space and rural lifestyle of a countryside village.

*** Please note that we have used virtual imagery to stage this property with the aim of assisting potential buyers to see how it would look once a family moves in. The house is vacant and empty of furniture and interiors.***

Step Inside

Walking in through the front door, the generous hallway greets you with an ambient temperature from the underfloor heating which is fitted throughout the house. The wood effect porcelain tiles are stylish and practical. There is also an under stairs storage cupboard and a cloakroom. Walking into the kitchen, you are immediately struck by the stylish design and high quality of the Quartz worktops, cabinetry and flooring. There are two fitted ovens, a double hob, a wine fridge, integrated fridge/freezer, dishwasher and microwave. The utility space houses the laundry appliances and offers plenty more storage. With light streaming in from the garden through aluminium bi-folding doors, the dining area also benefits from a large roof light and an extra window to the side. This area will fit a large table and is absolutely perfect for those who prefer open plan living where the kitchen diner is very much the heart of the home.

Moving back through the hallway, the room overlooking the front of the house is a versatile space and could be used as a study, a TV snug or playroom. The lounge is located to enjoy views of the patio and rear garden through bi-folding doors. There is a fireplace with flue fitted in the chimney, ready for the new owner to install a wood burner of their choice. With built in audio speakers in every room downstairs, this is a great house for entertaining family and friends.

Moving upstairs, the generous and light-filled landing leads you to four double bedrooms; with both the master and second bedroom overlooking the garden with en suite shower rooms. The other two bedrooms at the front of the house share a stunning family bathroom which is stylishly fitted with double shower and bath and laid with Karndean flooring.









Step Outside

The approach to Runnels House is a charming country lane which leads you into a small, secluded community of around a dozen houses. With space to park at 3 or 4 cars and a double garage, there is more than enough room for visiting friends and family to park. The garage has a fantastic room above which is fully insulated, has a fitted radiator, light and power, so perfect to use as a workspace or just excellent storage. Moving around the side of the house, there is access to the manageable south facing garden via a side gate, leading you to the sunny patio and lawn. The garden is fully fenced, and the useful shed has light and a 13-amp electric socket for charging your power tools or mower. This lovely outside space is the perfect blank canvas for new owners to add their own personality with planting and landscaping, and to sit and enjoy the fresh country air.

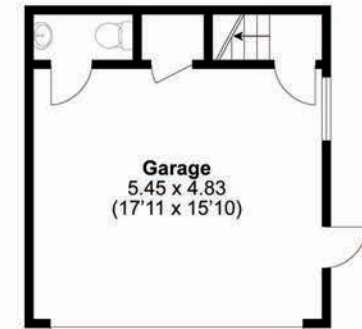
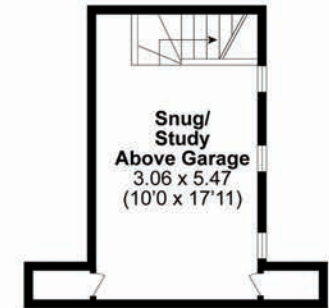
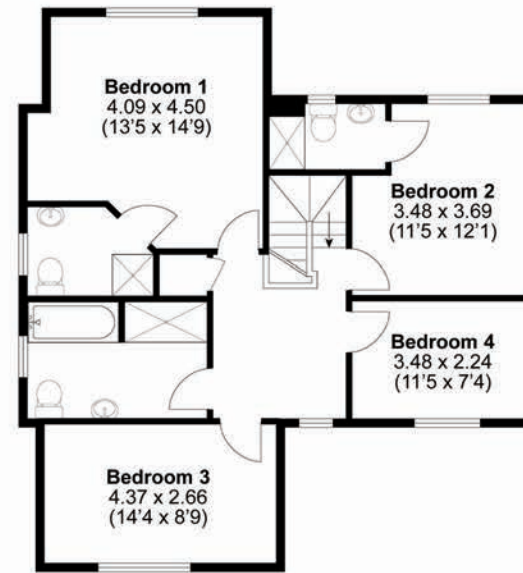
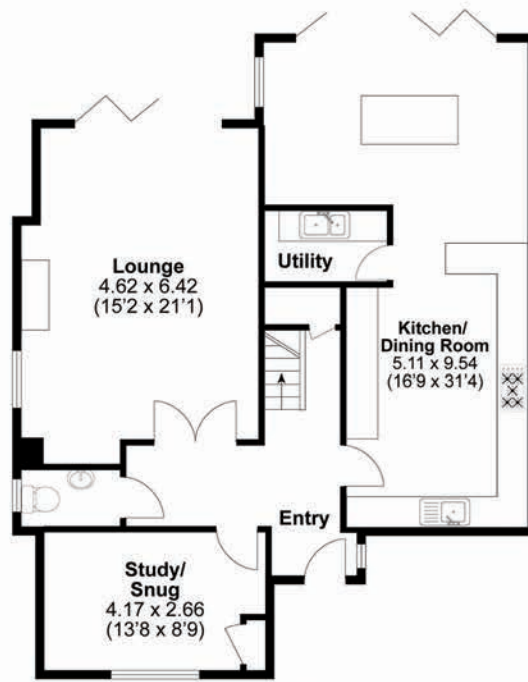
Location

Chipping is a fantastic location for families looking for a rural village within the proximity of a town. You can walk to Buntingford High Street within 30 minutes, passing glorious open farmland along the way. Buntingford has all the local amenities you could ask for with shops, pubs and restaurants.

Local schools to consider are Layston, Millfield and Buntingford First School (the first Net Zero Carbon School in the country), Edwinstree Middle School and the highly acclaimed Freman College for secondary. There is also a huge choice of independent schools within easy reach; St Edmunds College (4 miles), St Christopher's in Letchworth (9 miles), Heath Mount (13 miles), Bishops Stortford College (14 miles) and Haileybury College in Hertford (16 miles).



RUNNELS HOUSE



Council Tax Band: F
Tenure: Freehold

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

TOTAL FLOOR AREA: 2466 sq.ft. (229.1 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.



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 29.05.2025



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