



Manor Cottage
Aspenden | Buntingford | Hertfordshire | SG9 9PB

An exquisite three bedroom property in the quiet village of Aspenden, Manor Cottage is something very special. Having been thoughtfully and sympathetically renovated, the property mixes timeless charm with sophisticated design. This popular village is surrounded by open countryside, has a church, pub, cricket green and is just short walk from Buntingford with its busy High Street and local schools. This location is excellent for links to London and Cambridge via the A10, and there is a wide choice of local train stations taking you into London. This cottage is ideal for those looking to enjoy country village life in a beautifully restored and stylish home that blends the best of old-world charm and modern comfort.

Step Inside

The front door welcomes you into a generous entrance hall fitted with stunning porcelain floor tiles that continue into the kitchen and dining room. This versatile lobby could fit a table or desk as well as hanging coats and storing shoes. The kitchen to your right looks out onto the garden and has been stylishly decorated with wooden vertical panelling in neutral tones. The kitchen itself has wooden work surfaces and a traditional oil fuelled Aga with open shelving above. There is a run of cabinetry housing the dishwasher and mix of drawers and cupboards and an incredibly useful pantry at the far end of the kitchen. This space has been organised to perfection; however, it also still retains a secret cabinet that opens to the outside so the postman can deliver his letters!

Moving back through the hallway, there is a small cloakroom to your right, and the back door that leads you out to a courtyard/utility space. From the courtyard, a large dual aspect reception room, currently used as a dining room, has some clever storage to house the washer/dryer yet with glass cabinetry above, its perfect to also show off your best glassware and drinks collection. This room is bright and airy with plenty of space for entertaining at a large dining table. An open alcove leads you into the lounge where you are charmed by the original parquet flooring. The timeless herringbone design is extremely stylish and feels warm underfoot. This room has dual aspect windows and a set of patio doors opening to the garden at the rear. The neutral tones continue in this room and complement the beams, wooden flooring as well as the mantelpiece and tile surround over the open fire. This room feels welcoming, spacious and comfortable and you can imagine cosy nights in front of the fire here.

Moving up the wooden staircase, the landing and bedrooms have all been fitted with good quality, natural carpets and painted in neutral tones. The smallest bedroom is at the front of the house and has views over the lawn. The family bathroom is the perfect size and has a bath and a separate shower, wooden panelling and a traditional sink. The second bedroom overlooks the rear garden and has painted wooden floorboards and built in storage cupboards. The principal bedroom has views of the garden to the side and its own small sink in the corner.

The current owners have had planning permission approved to reconfigure and extend the cottage at the rear and to the side in order to create a large kitchen diner, a second reception room, a study and a further bedroom with en suite bathroom. To view these plans in more detail please go to the East Herts Planning Portal and use Ref. 3/23/1640/HH.







Step Outside

As one of Aspenden's oldest homes, Manor Cottage stands side on to the street, allowing passers by to view the pretty frontage and appreciate the stunning climbing wisteria. The driveway can comfortably accommodate three cars. The whole plot is bordered by established hedging and shrubs, with the lawn stretching out in front of the driveway. There is a large storage shed which has heating, power and light, an excellent space for a studio, home office, gym or storage. Moving to the rear of the house, the patio doors open from the lounge on to a traditional brick patio area. This cosy space is perfect for a BBQ or to sit around a fire pit, and there is a green house to the side, perfect for keen gardeners. Moving back to the road, on the far side of the property there is a set of double gates which open to a small gravel courtyard. This space enters the cottage via a back door and it's a great utility space to store bins, bikes or hang washing. However, as it catches the sun most of the day, it also lends itself to being another seating area.

Location

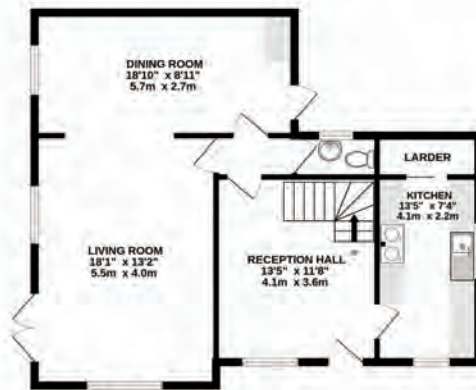
This popular village is just a few minutes drive through Buntingford to the A10, and just one mile from the market town of Buntingford where you will find busy High Street shops, local schools and restaurants. The A10 goes north to Royston and Cambridge and driving south to Hertford and the M25 which is 20 miles.

Nearby train stations are Royston 10 miles away, Stevenage 12 miles, Ware 7 miles and Bishops Stortford 11.7 miles, all providing fast trains into London within 30-45 minutes. For the frequent flyer it is just 16.7 miles to Stansted Airport and 26.5 miles to Luton Airport.



MANOR COTTAGE

GROUND FLOOR
718 sq.ft. (66.7 sq.m.) approx.



1ST FLOOR
639 sq.ft. (59.4 sq.m.) approx.



OUTBUILDING
155 sq.ft. (14.4 sq.m.) approx.

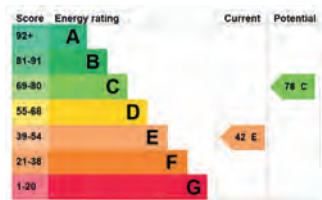


TOTAL FLOOR AREA : 1513 sq.ft. (140.5 sq.m.) approx.

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



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