



St Mary's & St Anne's

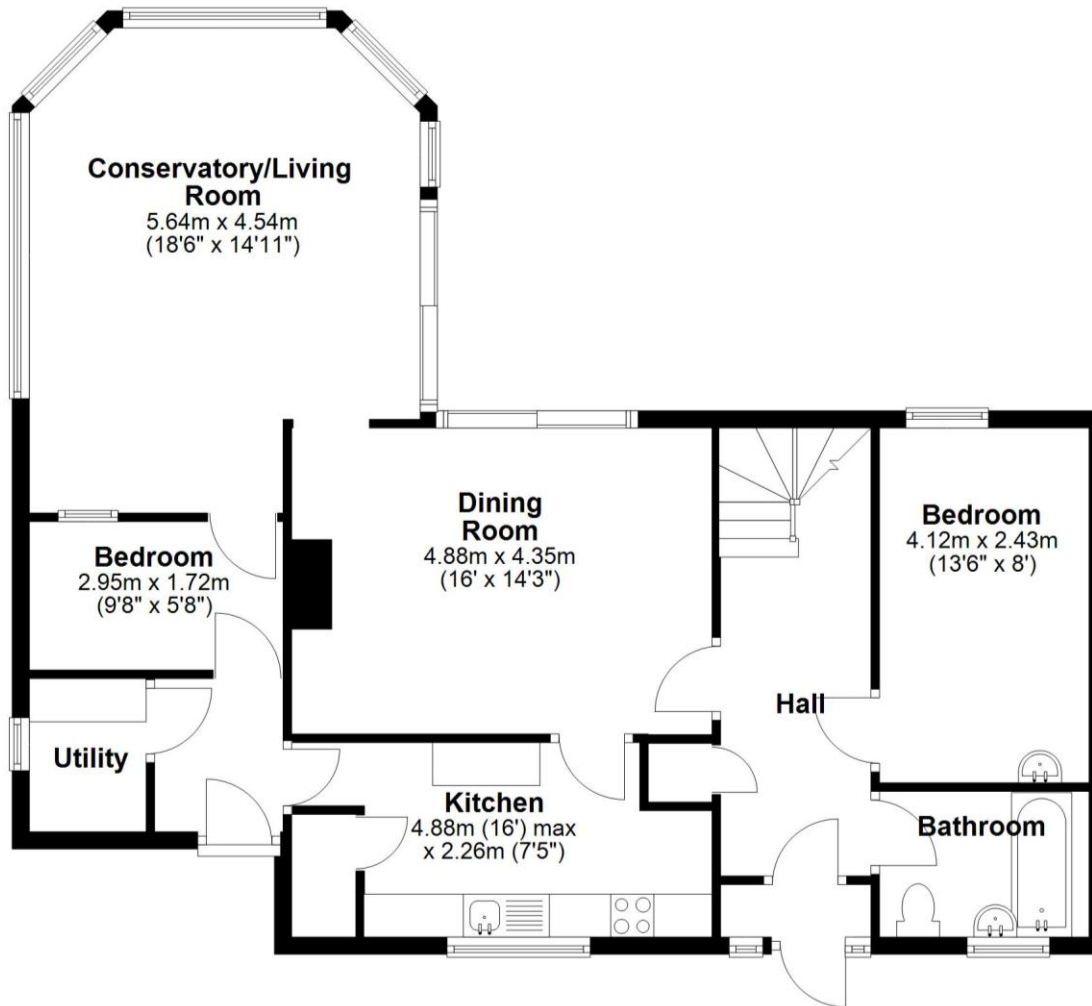
South End, Much Hadham, Hertfordshire, SG10 6EW

WeldonBeesly

# St Mary's Floor Plan

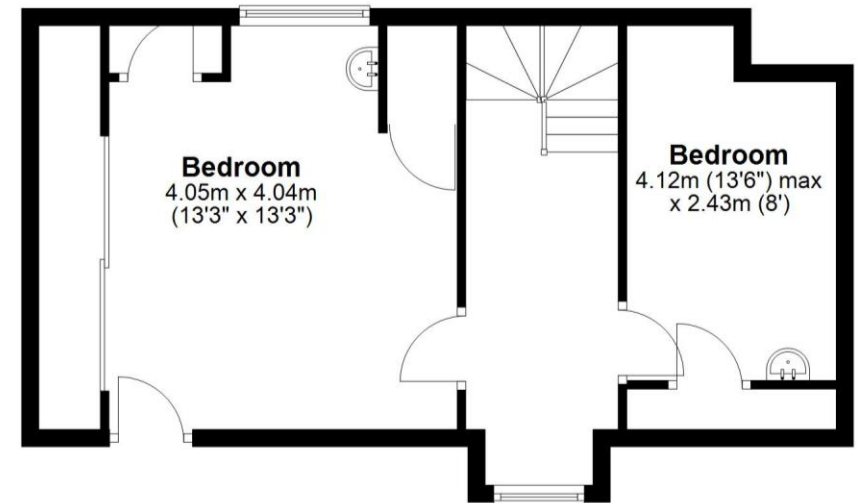
## Ground Floor

Approx. 89.3 sq. metres (960.7 sq. feet)



## First Floor

Approx. 43.5 sq. metres (468.3 sq. feet)



Total area: approx. 132.8 sq. metres (1429.0 sq. feet)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 59 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## **St Mary's & St Anne's South End, Much Hadham, Hertfordshire SG10 6EW**

**A rare opportunity to acquire a pair of pleasant rural cottages located in the quiet hamlet of South End.**

St. Mary's and St. Annes are a pair of semi-detached cottages in a desirable location in the hamlet of South End. Situated near Perry Green, these adjoining cottages present an attractive investment opportunity, potential for redevelopment (subject to planning) or renovation/improvement.

The property is located in a peaceful rural setting, offering privacy yet benefits from excellent transport links to London, Cambridge, and Stansted Airport.

Bishop's Stortford – 4 miles (NE)  
Ware - 5 miles (SW)  
Harlow - 5 miles (S)

### **Method of Sale**

The freehold of the property is offered for sale by private treaty as a whole or in 2 lots.

### **Viewing**

Strictly by appointment with the sole selling

agent Weldon Beesly (Ref: Edward Broad or Emma Westoby).

### **LOT 1 - St. Marys**

St Mary's comprises a two-story semi-detached cottage, offering spacious living accommodation. The downstairs features a kitchen, dining room, large living room/conservatory, two single bedrooms, a utility room, and a downstairs bathroom. Upstairs is a single bedroom and a spacious master bedroom.

**Guide Price: £460,000**

### **LOT 2 - St. Annes**

St Anne's comprises a two-story, semi-detached cottage. The downstairs features a kitchen, lounge/dining room, two single bedrooms, a utility/storeroom, and a downstairs bathroom. Upstairs is a single bedroom and a spacious master bedroom.

**Guide Price: £435,000**

### **Services**

We understand mains water and electricity are connected to both St. Mary's and St. Anne's.

### **Tenure and possession**

The property is to be sold freehold with vacant possession on completion.

### **Exchange of contracts and completion**

Contracts to be exchanged within 30 working days of the issue of a draft contract by the Vendor's solicitor. A 10% deposit will be payable on exchange of contracts with completion on a date to be agreed.

### **Anti-Money Laundering**

In accordance with the most recent Anti-Money Laundering legislation the purchaser will be required to provide proof of identity and an address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

### **Easements, Covenants and Rights of Way**

The property is sold subject to all existing wayleaves, easements, public or private rights of way, covenants and restrictions, whether stated in these particulars or not. Buyers should make their own enquiries.

### **Health and Safety**

We would ask that you be as vigilant as possible when making any inspection, for your own personal safety and that of others.

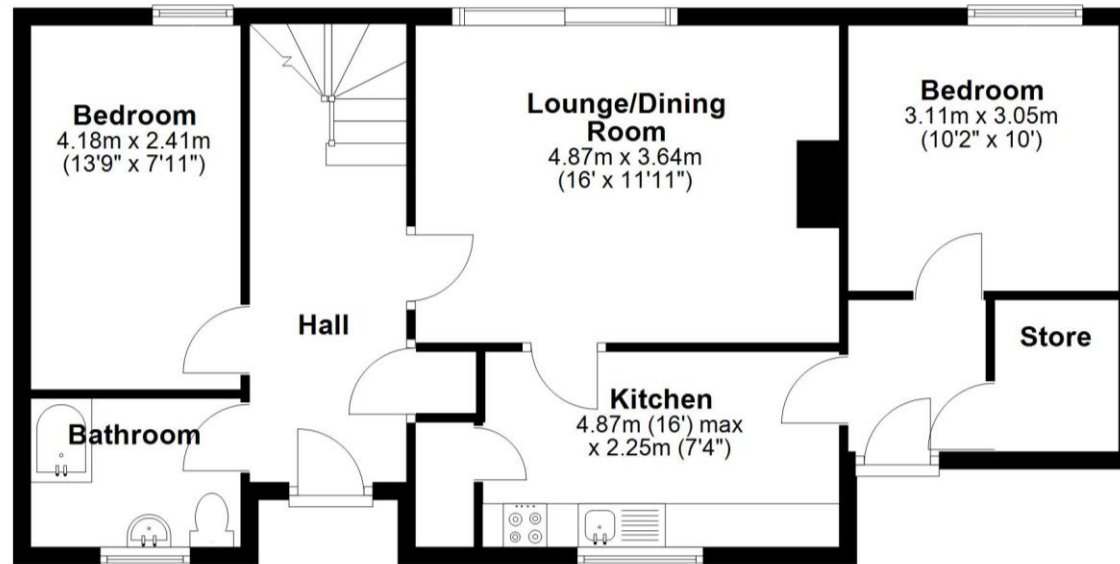
### **Local Authority**

East Herts District Council.

## St Anne's Floor Plan

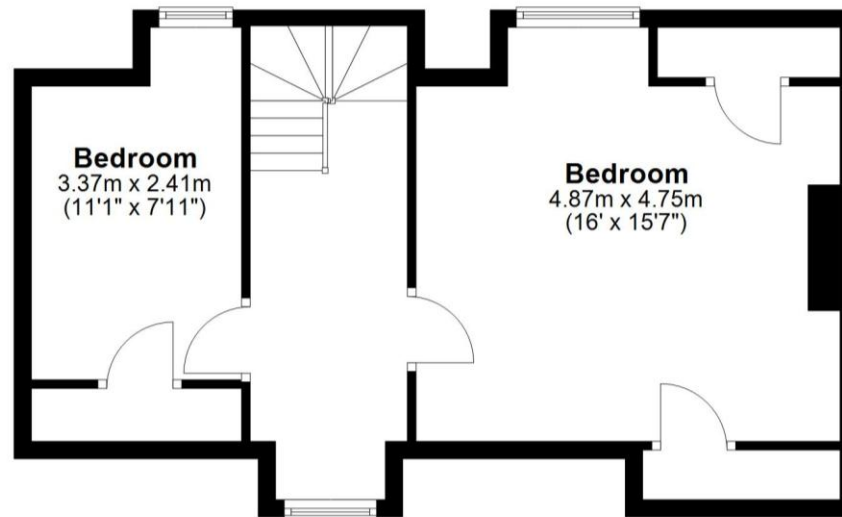
### Ground Floor

Approx. 69.8 sq. metres (751.4 sq. feet)



### First Floor

Approx. 44.8 sq. metres (481.9 sq. feet)



Total area: approx. 114.6 sq. metres (1233.4 sq. feet)



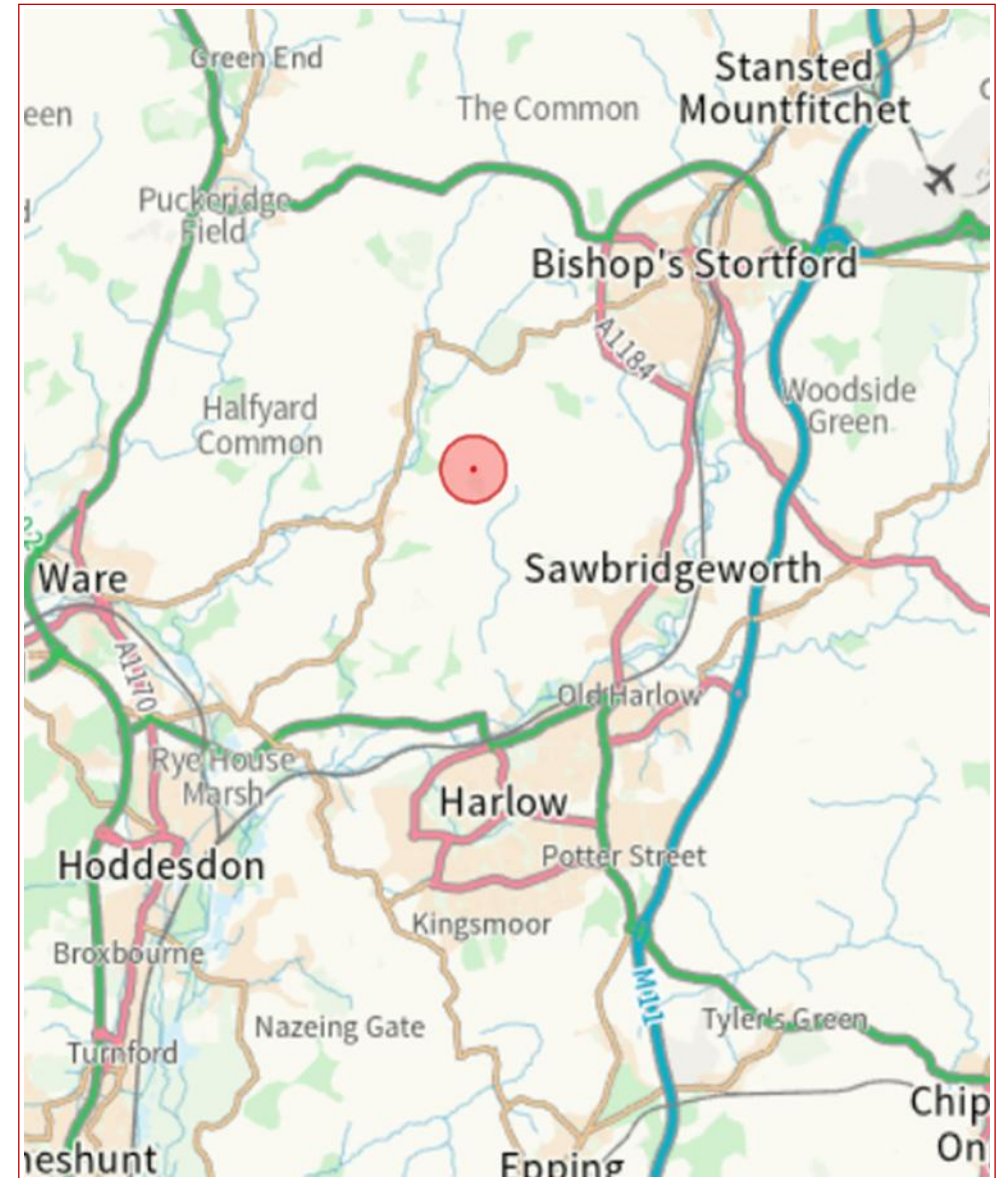
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             | 22 F    |           |
| 1-20  | G             |         |           |



### IMPORTANT NOTICE

Weldon Beesly, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must be relied upon as statements or representations of face. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Weldon Beesly have not tested any services, equipment or facilities. Purchaser(s) must satisfy themselves by inspection or otherwise. 3. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the Purchaser(s) is/are responsible for making their own enquiries in this regard. 4. Particulars of sale prepared in May 2025 and photographs taken in May 2025. 5. If there is any point you need clarification on, please contact the office in the first instance to avoid a wasted journey to the property.



WeldonBeesly

Bishop's Stortford 01279 798866  
Hitchin 01462 557780

info@weldonbeesly.com

www.weldonbeesly.com

WeldonBeesly

Rural property  
solutions since 2011



rightmove

Zoopla

RICS  
Regulated by RICS