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3 Middle Farm Cottages, Throcking, SG9 9RN



## 3 Middle Farm Cottages, Throcking, Hertfordshire

Price £899,950

Tucked away in the tranquil hamlet of Throcking, this beautifully presented home offers the perfect blend of countryside seclusion and everyday convenience—just minutes from the market town of Buntingford.

The spacious kitchen and breakfast room is the heart of the home, featuring a vaulted ceiling, three Velux windows, and full-width bi-fold doors that frame breathtaking views across open countryside. With four bedrooms, including a master with en-suite, and three flexible reception rooms—ideal as a sitting room, dining room, study, gym, or playroom—this home adapts effortlessly to modern living.

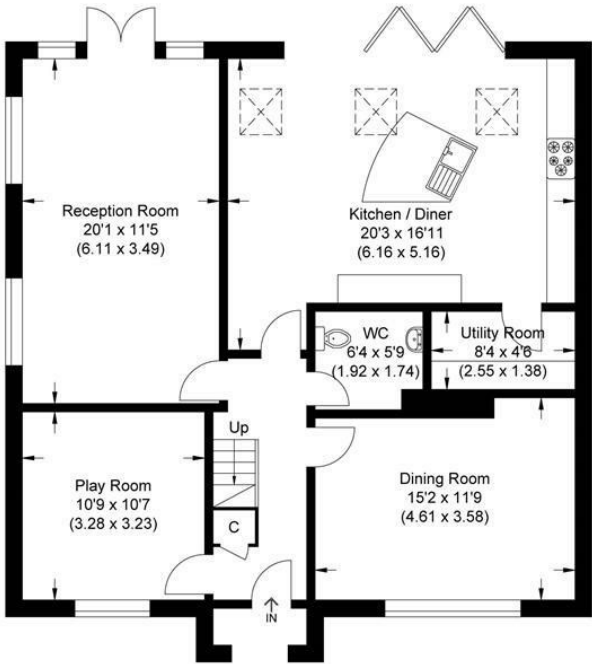
A utility room, downstairs cloakroom, and generous horseshoe driveway add practicality, while the peaceful setting, where nature is your only neighbour, offers a true sense of escape.

Ideal for those seeking a calm, rural lifestyle without losing touch with essential amenities.

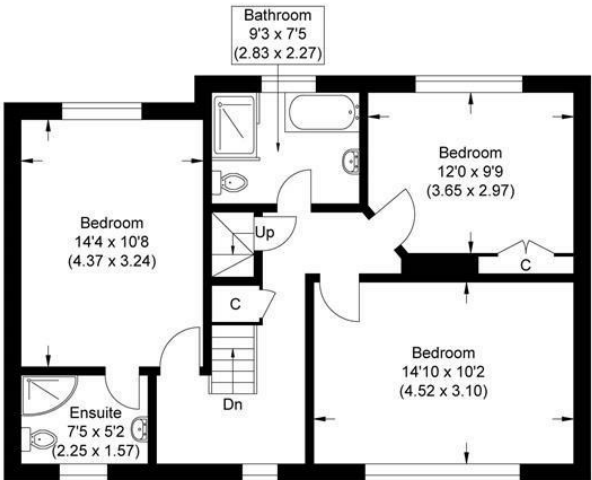
- Located in the quiet hamlet of Throcking, just minutes from Buntingford
- Stunning Rural Views
- Four bedrooms, including a master with en-suite
- Bright and comfortable sitting room with countryside views
- Generous horseshoe driveway with ample parking
- Approx. 2,000 sq ft
- Spacious kitchen/breakfast room full-width bi-fold doors to the garden
- Three versatile reception rooms – perfect for a study, playroom, gym, or formal dining
- Practical utility room and downstairs cloakroom
- Ideal for those seeking a quiet, rural lifestyle close to local amenities

Approximate Gross Internal Area  
183.27 sq m / 1972.70 sq ft  
(Excludes Eaves)

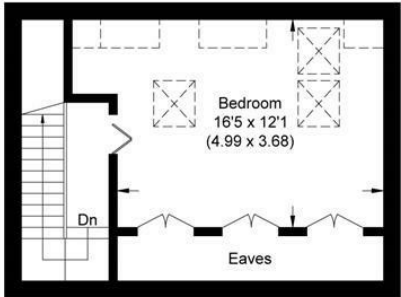
 = Restricted Head Height



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, iWEstates would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                          |         |           | (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |

**Entrance Porch**

Security wall lamps. Composite front door.

**Entrance Hall**

Inset matting. LVT wood effect flooring. Radiator. Understairs storage. Radiator. Inset ceiling lights. Stairs to first floor. Doors to:

**Dining Room**

Cast iron Victorian style radiator. Radiator. Wood effect LVT flooring. Window to front aspect. Inset ceiling lights.

**Play Room / Office**

Stable door. Radiator. Window to front aspect. Inset ceiling lights.

**Cloakroom**

Stable door. Low level flush w/c. Vanity wash hand basin. Radiator. Partially tiled walls. Inset ceiling lights. Extractor fan.

**Sitting Room**

Dual facing with two windows to the side aspect and French doors leading to the rear garden. Two radiators. Inset ceiling lights.

**Kitchen / Breakfast Room**

Fitted with gloss finish wall and base level units with Quartz countertops. LED plinth lights. Centre island incorporating an inset stainless steel one and a half bowl sink with mono mixer tap. Integrated dishwasher and microwave. Space for free-standing full height fridge / freezer, Space for Rangemaster. Stainless steel cooker hood. Tiled splashbacks. Integrated pull-out bin storage cupboard. Radiator. Inset ceiling lights. Wood effect LVT flooring. Three Velux windows. Bi-fold doors to the garden.

**Utility Room**

Wall and base level units with laminate countertops. Stainless steel sink with pull-out rinsing tap. Wood effect LVT flooring. Inset ceiling lights. Extractor fan.

**First Floor****Landing**

Galleried landing. Window to front aspect. Over stairs storage cupboard. Stairs to second floor. Doors to:

**Bedroom One**

Window to front aspect. Radiator. Inset ceiling lights. Access to loft. Door to:

**En Suite**

Corner shower cubicle with drench head. Vanity wash hand basin. Low level flush w/c. Partially tiled walls. Chrome ladder style radiator. Wood effect vinyl flooring. Obscure window to front aspect. Extractor fan.

**Bedroom Two**

Window to front aspect. Radiator. Inset ceiling lights. Mirrored wall to wall wardrobes.

**Bedroom Three**

Window to rear aspect. Inset ceiling lights. Built in wardrobe.

**Bathroom**

Double walk-in shower with drench head. Bath with pull out shower attachment. Vanity wash hand basin. Chrome ladder style radiator. Wood effect vinyl flooring. Window to rear aspect. Inset ceiling lights. Extractor fan.

**Second Floor****Bedroom Four**

Two Velux windows to rear aspect. Electric wall mounted heater. Eaves storage.

**Outside****Front**

Mature hedge borders. Access to oil tank and bin store,

**Gated Drive**

Gated horseshoe shaped driveway.

**Rear and Side Garden**

Gated access to the side of the property. Porcelanosa wood effect tiles providing an expansive decking area to the rear of the property and to the side leading up to the gate. Mostly laid to lawn with low level hedging to allow for the miles of countryside views. Timber shed. Outside tap. Outside power sockets. External storage for oil boiler.

**Agents Note**

Oil heating. Boiler located in the side garden. Tank located behind the timber shed with access from the driveway.



































