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Haymead End, Throcking Road, Cottered, Buntingford, SG9 9RA

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## Offers Over £1,000,000

Situated in an idyllic rural village location, this impressive four double bedroom detached home offers the tranquillity and comfort of countryside living. Surrounded by open fields, the property provides a wonderful sense of privacy while remaining within easy reach of nearby amenities.

The spacious interior has been thoughtfully designed for family living and entertaining, featuring a refitted contemporary kitchen, formal dining room, comfortable living room, and a cosy snug. A dedicated home office provides additional space for remote working, while a utility room adds further practicality. Upstairs, there are four generous double bedrooms, including a large master with ensuite, and additional family bathroom.

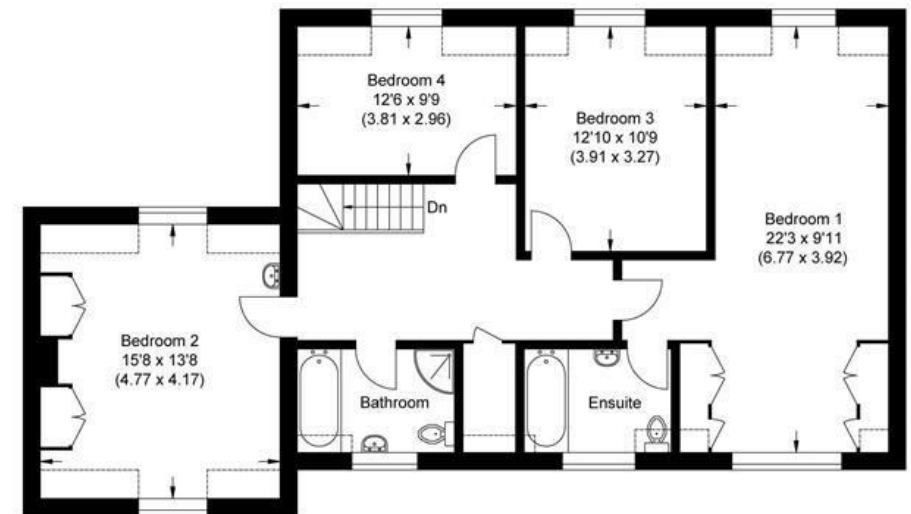
Outside, the property boasts a large driveway with parking for six or more vehicles, a garage with electric door and plenty of green space. To the rear, the substantial south facing garden, is the perfect blank canvas for outdoor living and one that makes the most of the peaceful, rural setting.

- Peaceful and tranquil village location
- Parking for 6+ vehicles
- Re-fitted kitchen
- Large front garden
- Additional snug and home office
- Substantial south facing garden
- Ensuite to master
- Triple aspect living room
- 4 double bedrooms
- 5 minute drive to local amenities

Approximate Gross Internal Area  
255.40 sq m / 2749.10 sq ft  
(Including Garage)  
Garage Area 40.22 sq m / 432.92 sq ft



Ground Floor



First Floor

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

Front External

Large frontage mainly laid to lawn, driveway providing parking for 6+ vehicles, surrounded by mature hedges and trees. Access to garage with electric door, dual side gated access to the rear garden. Paved pathway leading to:

Entrance

Brick built porch with external light. Solid wooden front door with obscure glass panels, floor to ceiling sidelights with obscure glass.

Hallway

'L' shaped hall with laminate flooring, storage cupboard, radiator, light fitting, stairs with fitted carpet leading to first floor. Door to:

Living Room

22'1 x 13'8  
Timber framed double glazed windows to front and side aspects and French doors leading to garden to rear aspect. TV point, 2 radiators, 4 wall lights, 1 light fitting, brick fireplace with log burner, fitted carpet.

W/C

White suite comprising low level wc and large hand basin with tiled splash back, radiator, light fitting, extractor fan. Fitted carpet, wall mounted vanity cupboard with mirror and light. Timber framed double glazed window with obscure glass to front aspect.

Study

12'2 x 8'9  
Fitted carpet, light fitting, radiator, timber framed double glazed window to front aspect.

Dining Room

12'11 x 12'6  
Fitted carpet, light fitting, radiator, serving hatch through to kitchen. Timber framed double glazed window to rear aspect & French doors leading to garden.

Kitchen

16'0 x 10'10  
Vinyl flooring, radiator, range navy wall and base units, timber framed double glazed window to rear aspect. 12 spotlights inset to ceiling, marble effect worktops, marble effect tiled surrounds. One and a half sink with mixer tap, space for under counter fridge/freezer. Cooke & Lewis extractor over Cooke & Lewis 4 ring induction hob. Built in Cooke & Lewis double oven/grill and plumbing for dishwasher.

Utility

9'9 x 9'7  
Vinyl flooring, radiator, light fixture, range of wooden wall and base units. One and a half sink with mixer tap, plumbing for washing machine and space for tumble dryer. Timber framed double glazed windows to side and rear aspect, single double glazed panel door leading to garden.

Snug

18'7 x 11'6  
Fitted carpet, timber framed double glazed windows to side and front aspect, 1 light fitting, 4 wall lights, radiator, tv point.

First Floor Landing

Fitted carpet, radiator, light fitting, wall light, airing cupboard with water tank and shelving, loft access.

Bedroom 1

22'3 x 9'11  
Fitted carpet, light fitting, wall light, 2 fitted wardrobes, 2 radiators. Timber framed double glazed windows to front and rear aspect, additional storage in eaves.

Ensuite

Timber framed double glazed windows to front aspect, white suite comprising sink with separate hot and cold taps, low level wc, bath with mixer tap and hand held shower. Triton electric shower over bath with folding shower screen. Shaver point, mirror over sink with light. Half tiled walls, vinyl flooring, extractor fan, radiator and light fitting.

Bedroom 2

15'8 x 13'8  
Fitted carpet, light fitting, 2 fitted wardrobes, 2 radiators, single white sink with separate hot and cold taps, tiled splash back, mirror over sink with light. Timber framed double glazed windows to front and rear aspect, additional storage in eaves, TV point, loft access.

Bedroom 3

12'10 x 10'9  
Fitted carpet, light fitting, radiator. Timber framed double glazed windows to rear aspect, additional storage in eaves.

Bedroom 4

12'6 x 9'9  
Fitted carpet, light fitting, TV point, radiator. Timber framed double glazed windows to rear aspect, additional storage in eaves.

Family Bathroom

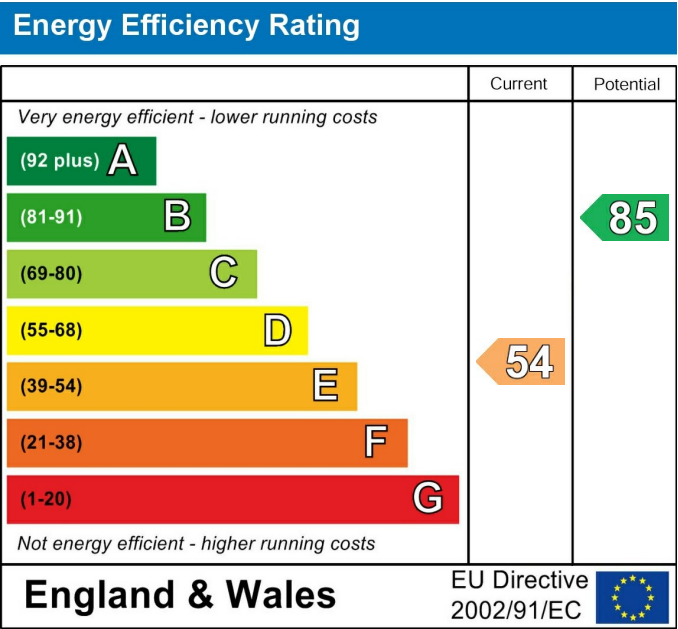
Timber framed double glazed windows to front aspect, half tiled walls, cream suite comprising sink with separate hot and cold taps, low level wc, bath with single hot and cold taps. Fully tiled Aqualisa corner shower with sliding doors. Mirror and light over sink., wall mounted mirrored vanity cupboard, lino flooring, extractor fan, radiator and light fitting.

Rear External

Mature south facing garden, mostly laid to lawn. Pergola and path leading down right hand side, dual gated side access to front garden/parking. Patio area with door access to rear of garage. Outdoor lights, water tap, raised bedding and mature trees/shrubbery providing privacy and security.

Agents Note

Council Tax Band G - £3815.52 p.a. (subject to change).  
Oil boiler located outside, brand new unit installed in 2019.  
Loft is boarded with ladder and light.  
Log burner has not been used for a number of years, chimney has been capped, service is recommended.



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 IWestates estate agents.















