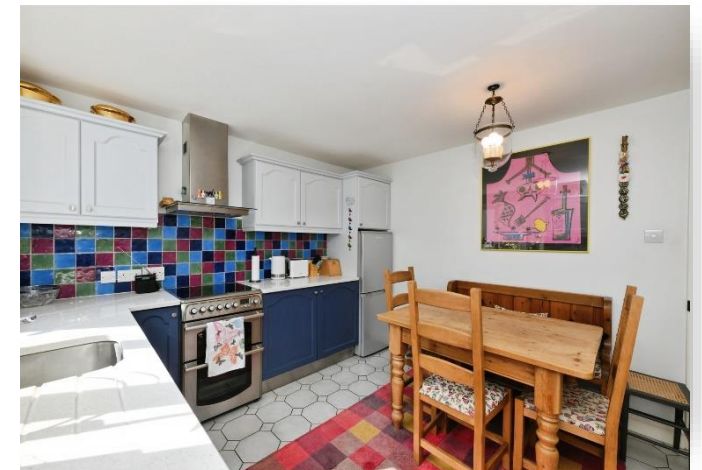




**Watton House, Watton At Stone, Hertford SG14 3NZ**

## Welcome to Watton House, Watton At Stone, Hertford

\*\*\*A Rarely Available Two-Bedroom Detached Home in the Heart of Watton at Stone \*\*\*Set within a small, private development surrounded by beautifully maintained grounds, this charming two-bedroom detached home offers a unique opportunity to enjoy peaceful village living in the highly sought-after location of Watton at Stone. The property features a generously sized kitchen/dining room - perfect for entertaining — along with a convenient downstairs cloakroom. To the rear, a bright and spacious reception room opens directly onto a larger-than-average, mature rear garden with picturesque countryside views plus side access. There is also access to the well-kept communal gardens. Upstairs, the first floor boasts two well-proportioned bedrooms, including a principal bedroom with fitted wardrobes, and a modern family bathroom. Externally, the property benefits from off-street parking for two vehicles and a single spacious garage with light and power. There is also an attractive front garden. Further features include double glazing, central heating, and an abundance of natural light throughout. Perfectly positioned and close to the village's mainline railway station, local shops, and schools, this home combines rural charm with excellent connectivity. Early viewing is highly recommended to appreciate everything this delightful home has to offer.



## -Accommodation Overview-

### Kitchen / Diner:

12' 7" x 10' 9" (3.84m x 3.28m)

Fitted with a range of floor units with work surface over, sink unit with mixer tap, space for fridge freezer, space for cooker with extractor canopy over, space for washing machine, radiator, double glazed door, spot lighting, double glazed windows to front aspect, door leading to lounge and downstairs WC.

### Lounge:

12' 8" x 12' 1" (3.86m x 3.68m)

Double glazed patio doors leading to rear garden, stairs leading to first floor, feature fireplace, carpet, radiator.

### Downstairs Cloakroom:

Wash hand basin, WC.

### -First Floor Landing-

Access to loft - boarded and insulated and has been arranged for full height with shelving in the centre portion, storage cupboard on landing.

### Bedroom One:

12' 1" x 11' excluding wardrobes ( 3.68m x 3.35m excluding wardrobes )

Two double glazed windows to rear aspect, with beautiful views across countryside, fitted wardrobes, carpet, radiator.

### Bedroom Two:

10' 8" max x 6' 7" max (3.25m max x 2.01m max)

Double glazed window to front aspect, carpet, radiator.

### Shower Room:

Three-piece suite comprising of corner shower with wall mounted shower over, wash hand basin with mixer taps over, WC, obscure double-glazed window.

### -Exterior-

### Rear Garden:

A low maintenance mature rear garden with beautiful views across countryside, shrubs and borders, array of trees and plants, side access, and access to garage.

There are also well-kept communal gardens which you can enjoy.

### Parking:

Off street parking for up to two cars.

### Garage:

Single garage with light and power.

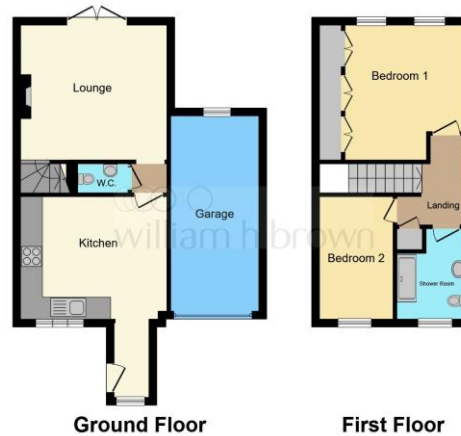
**Please Note:** There is a management charge of £456 yearly. This covers access to the beautiful communal grounds of Watton House and upkeep of the development. Please ask agent for more details on this charge.



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## Welcome to Watton House

- Two Bedroom Detached Home
- Overlooking Beautiful Countryside
- Downstairs WC & Upstairs Shower Room
- Private Development
- Mature Rear Garden & Access To Well-Kept Communal Gardens
- Off Street Parking For Up To Two Cars & Single Garage
- Fitted Kitchen / Diner
- Close To Watton-At-Stone Train Station



Tenure: Freehold EPC Rating: D

Offers In The Region Of  
**£460,000**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFD107876 - 0006

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