



SIMPLY HOMES

Roe Green

Buntingford SG9 0QE





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A stunning four-bedroom, fully remodelled, detached residence, dating back to circa 1880 and constructed from a combination of timber and brick. The home occupies a delightful semi-rural position with open countryside views to both the front and rear. The extended and renovated accommodation offers a high specification throughout and is arranged over two floors.

Enter via the initial entrance porch into the dual-aspect dining/family room with exposed timbers and a beautiful feature fireplace. An inner hallway leads to the impressive triple-aspect living room with French doors to the garden, and an exposed brick fireplace with incorporated cast iron log burning stove. The kitchen consists of a range of base and eye level units with integrated appliances, marble worktops, tiled floors and door to the garden. The kitchen is served by a separate utility and downstairs shower room. There are two additional reception rooms, currently serving as a boot room and a dual aspect snug.

To the first-floor landing, comprising of a large principal bedroom with luxurious en-suite and fitted wardrobes. Additionally, there are three further bedrooms, two of which also featuring their own bespoke fitted wardrobe and en-suite bathrooms.

Externally the front of the property enjoys gated access to the gravel driveway leading to the detached double garage with studio/office and an attractive lawned front garden with feature flower beds and a patio pathway. The fully enclosed rear garden enjoys a southerly aspect and is predominantly laid-to-lawn with a large wrap-around patio area, a range of mature shrubs and feature flower beds, brick built raised bed and external lighting.

Roe Green, Sandon is set amongst some of Hertfordshire's prettiest countryside and the Green itself is an extensive area of land surrounded a vast array of period homes.

The property is situated on the very edge of the village and backs onto open farmland. There is a well-regarded JMI School and is currently within the catchment area for the popular Knights Templar Secondary School in nearby Baldock (7.1 miles as per Google Maps). Baldock mainline train station (12mins) and Stevenage mainline station (15mins) provide fast links to London and Cambridge.







- Ground Floor -

Entrance Porch

Kitchen

22'11" x 10'9" (6.99m x 3.28m)

Utility

10'4" x 6'3" (3.17m x 1.91m)

Shower Room

Snug

11'11" x 8'0" (3.64m x 2.45m)

Boot Room

8'3" x 9'9" (2.52m x 2.98m)

Dining/Family Room

22'11" x 14'2" (7.00m x 4.34m)

Inner Hallway

Living Room

24'8" x 14'9" (7.53m x 4.50m)

- First Floor -

Landing

Bedroom One

13'9" x 11'9" (4.21m x 3.59m)

En-suite

Bedroom Two

8'3" x 10'8" (2.53m x 3.27m)

Jack & Jill Bathroom

Bedroom Three

10'2" x 14'9" (3.10m x 4.51m)

En-suite

Bedroom Four

8'9" x 12'3" (2.67m x 3.75m)

- Exterior -

Front Garden

Detached Garage

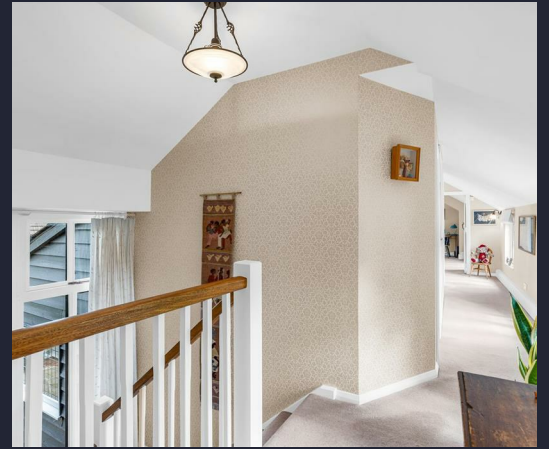
16'0" x 16'9" (4.89m x 5.12m)

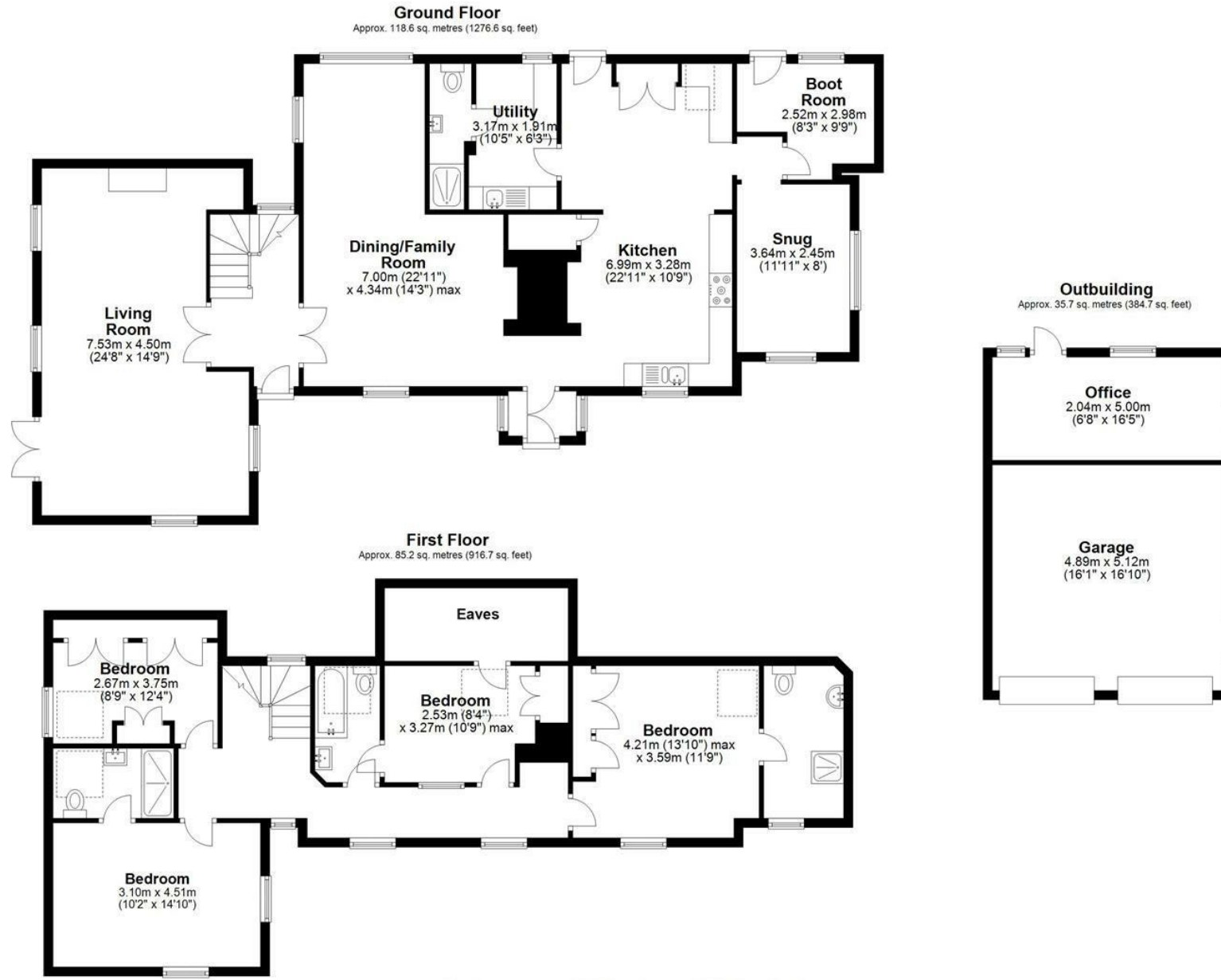
Office

6'8" x 16'4" (2.04m x 5.00m)

Rear Garden

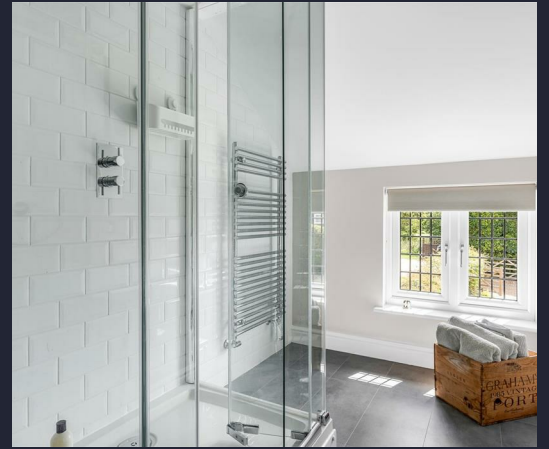






Total area: approx. 239.5 sq. metres (2577.9 sq. feet)









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115 Fore Street | Hertford | SG14 1AS | 01992 558 557 | sales@simply-homes.co.uk | simply-homes.co.uk | Find us on

