



SIMPLY HOMES

Mill End

Buntingford SG9 0RN

Price Guide £1,000,000



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Buntingford SG9 ORN

Doebridge Farm House - A Grade-II listed 3920sq ft property on 2+ acre plot, perfectly nestled on the fringes of the village of Sandon, Buntingford. This residence consists of a detached four-bedroom family home with much of the character retained and a large, detached barn, offering scope to convert into a second dwelling.

Enter via a spacious entrance hall, with plenty of space for boots and coats. The hallway leads to the impressive 31ft living room, which really feels like the hub of the home and showcases the plot that the property is positioned on with unobstructed views of the garden. The kitchen features an abundance of character, a range of base and eye level units, various freestanding appliances and is served by a utility room with cloakroom/WC and rear aspect boot room.

To the first-floor landing, via a central staircase and leading onto the four double bedrooms. Each of the bedrooms feature built-in wardrobes, with the two larger of the bedrooms also benefitting from an en-suite.

Externally the front of the property enjoys gated access to the gravel driveway leading to the large barn and offering potential to be converted and made into a separate dwelling (STPP). The 2acre+ grounds are a real focal point of the home, with it being fully enclosed, enjoying a southerly aspect and is predominantly laid-to-lawn with mature trees, shrubs and a patio entertainment area to soak up the far-reaching views in those summer evenings.

Sandon is a charming village surrounded by unspoilt farmland and countryside located 5.9 (approx.) miles from Buntingford town centre and 5 miles (approx.) from the thriving market town of Royston which has a mainline station and excellent range of amenities. The village is also well placed for access to Baldock Railway Station & Ashwell and Morden Railway Station which provides consistent Great Northern and Thameslink services into London King's Cross, in under 45 minutes and Cambridge in under 30 minutes.





- Ground Floor -	
Entrance Hall	
Living Room	31'11" x 19'4" (9.74m x 5.91m)
Inner Hallway	
Dining Room	19'9" x 16'7" (6.04m x 5.08m)
Kitchen	14'2" x 10'7" (4.34m x 3.24m)
Boot Room	
Utility Room	
WC	
Outer Porch	
- First Floor -	
Landing	
Bedroom One	14'6" x 11'6" (4.44m x 3.52m)
En-suite	
Bedroom Two	14'1" x 9'11" (4.31m x 3.03m)
Bedroom Three	14'6" x 10'5" (4.43m x 3.19m)
Bedroom Four	13'8" x 10'4" (4.19m x 3.15m)
En-suite	
WC	
- Outbuilding -	
Open Garage	16'11" x 13'1" (5.16m x 4.00m)
Stable One	13'1" x 9'6" (4.00m x 2.90m)
Stable Two	13'1" x 9'5" (4.00m x 2.88m)
Bedroom Three	13'1" x 9'8" (4.00m x 2.96m)
Open Garage	16'11" x 13'1" (5.16m x 4.00m)
Barn	45'11" x 16'11" (14.00m x 5.17m)
WC	
Donkey Shed	
- Exterior -	
Driveway	
Garden	









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