



The Cuckoo, Roe Green, Nr. Buntingford

SG9 0QG

Guide Price £1,350,000



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## The Cuckoo Roe Green, Sandon, Nr. Buntingford, Herts, SG9 0QG

**IDYLIC SETTING OVERLOOKING THE VILLAGE CRICKET GREEN** - This beautiful detached Victorian home is set within a generous plot of approximately 0.45 acre with extensive gardens and a number of outbuildings including garages, stables and garden stores. The beautifully appointed accommodation comprises of a traditional entrance hall, downstairs cloakroom, 3 large reception rooms, a refitted kitchen/diner, large utility and separate boot room on the ground floor. On the first floor, there are 4 good size bedrooms, an en-suite shower room to the main bedroom and a large family bathroom.

The property is located within a truly enviable position directly overlooking the pretty village cricket green. Surrounded by some of Hertfordshire's finest countryside, the village hamlet of Roe Green forms part of the parish of Sandon, located within easy access of the nearby towns of Royston, Buntingford and Baldock.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



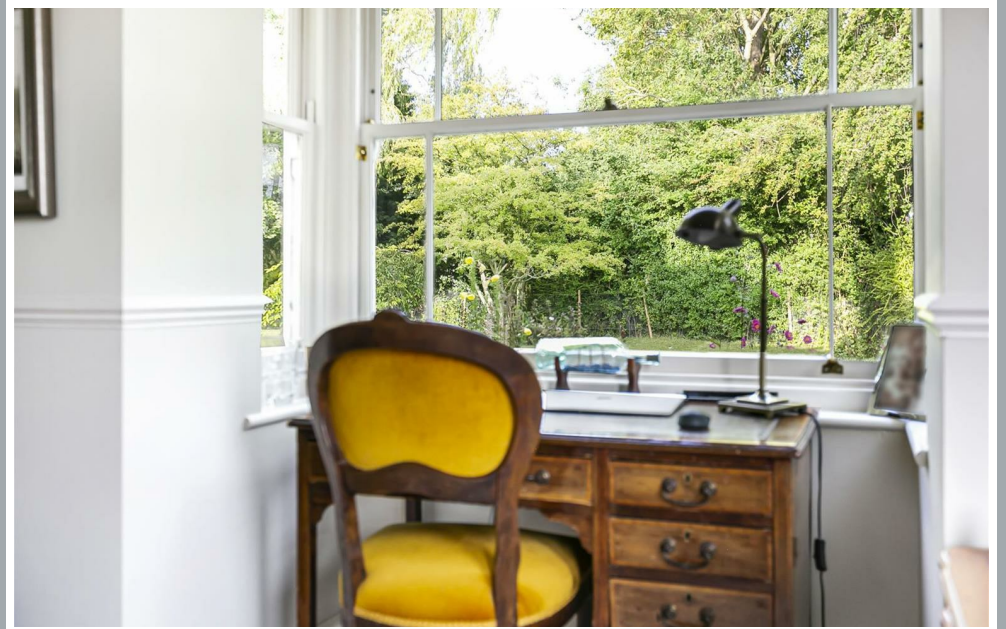
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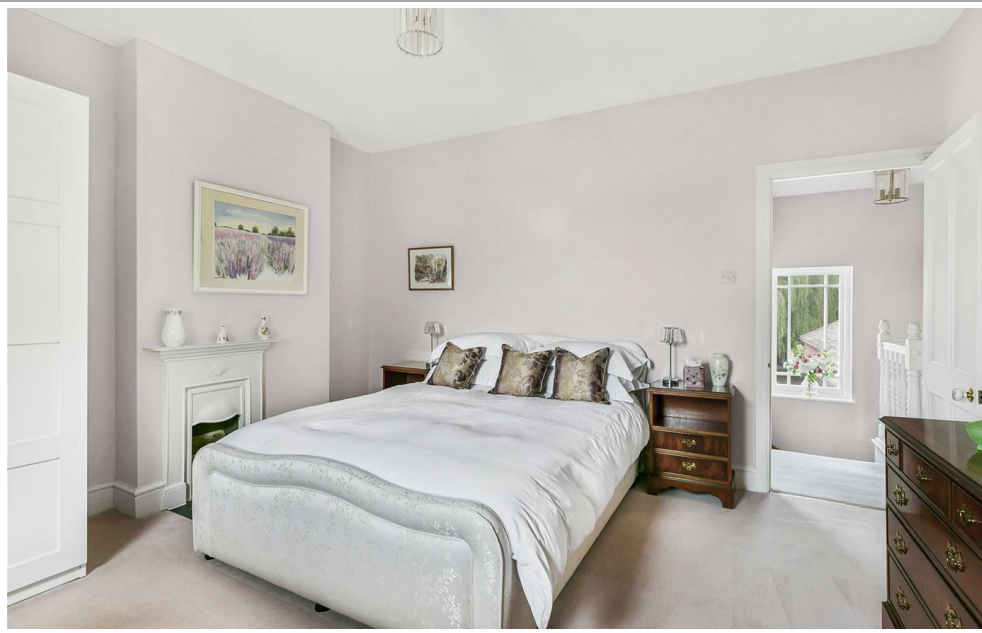
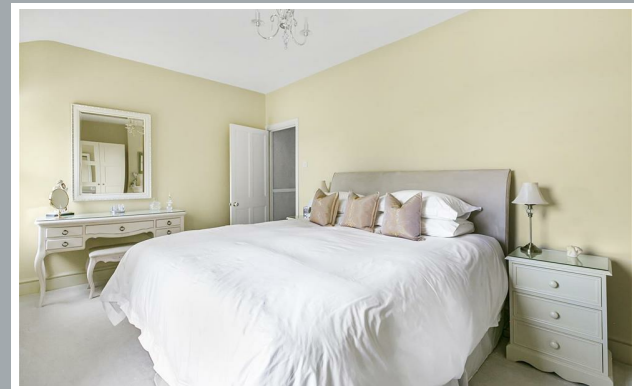


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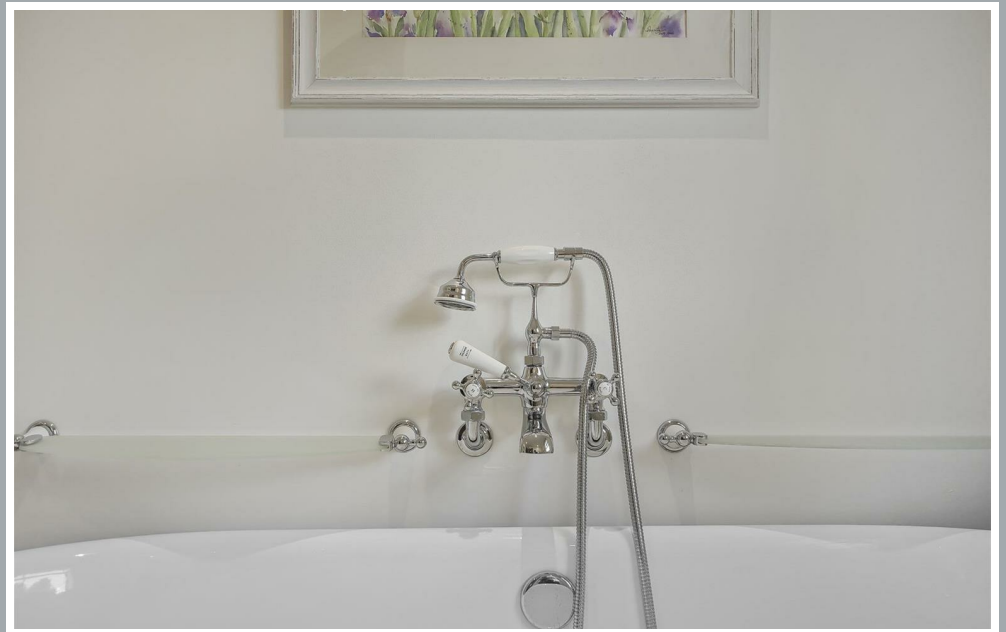


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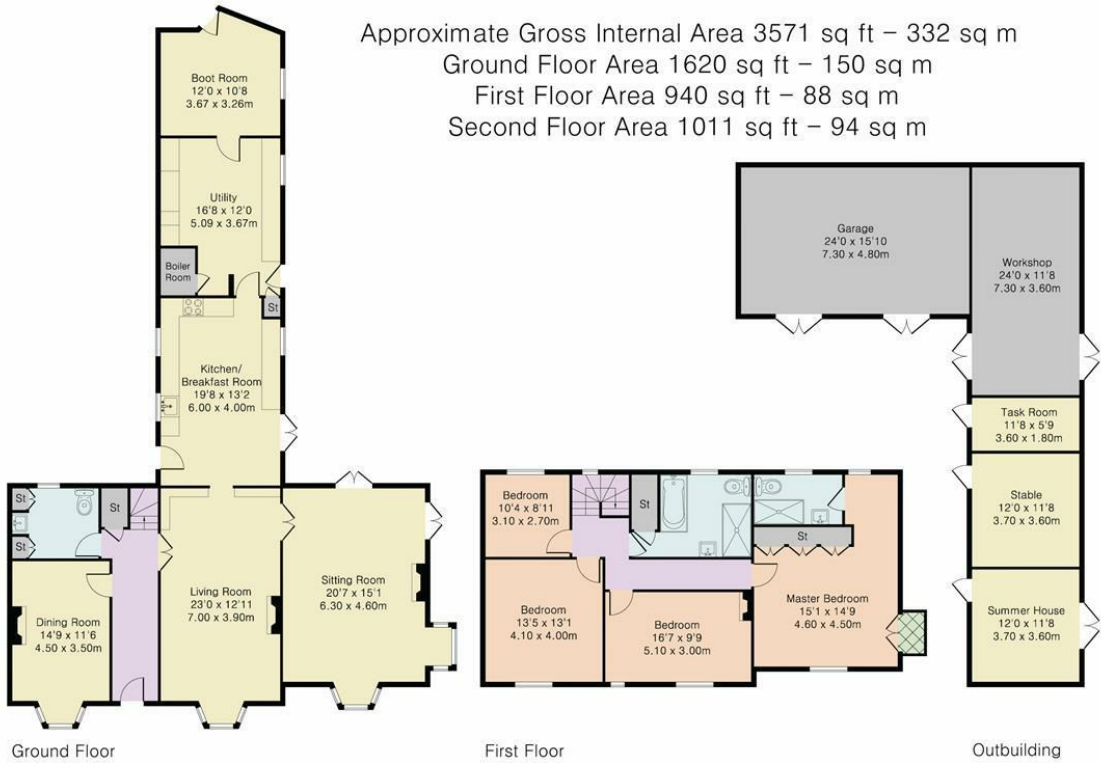


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Approximate Gross Internal Area 3571 sq ft – 332 sq m  
 Ground Floor Area 1620 sq ft – 150 sq m  
 First Floor Area 940 sq ft – 88 sq m  
 Second Floor Area 1011 sq ft – 94 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

