



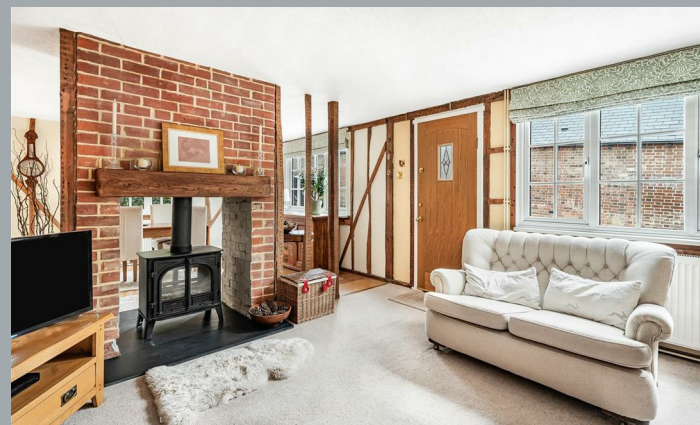
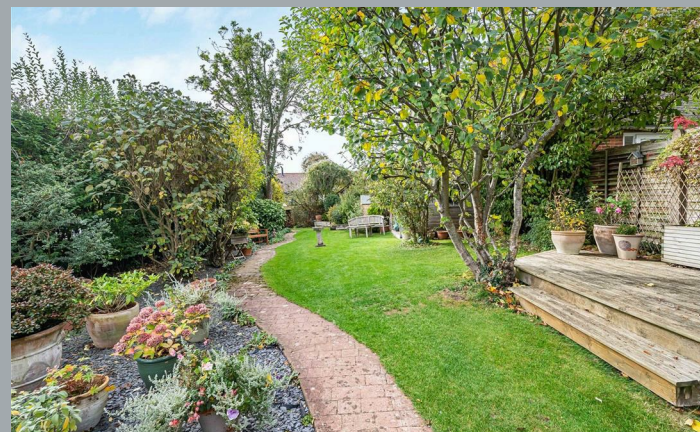
Half Acre Cottage, Half Acre Lane, Great Hormead  
SG9 0NP

Offers In The Region Of £625,000



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## Half Acre Cottage Half Acre Lane, Great Hornead, Herts, SG9 0NP

Steven Oates are delighted to offer for sale this charming and characterful three-bedroom, two-bathroom detached period cottage, tucked away along a quiet country lane in the delightful village of Great Hornead, just a short drive from the market town of Buntingford. Immaculately presented throughout, the property has been tastefully upgraded by the current owner and offers approximately 1,255 sq. ft. of beautifully arranged accommodation over two levels. The ground floor comprises a welcoming lounge and a separate dining room, both enjoying a stunning open fireplace with a double-sided log burner. There is also a well-fitted kitchen with stairs rising to the first floor, a useful utility room, a ground floor bathroom, and a bright conservatory overlooking the garden. On the first floor, there are three bedrooms, including a generous master bedroom with its own en-suite bathroom. Externally, the property benefits from on-street parking and a beautifully landscaped rear garden, offering excellent privacy and a real sense of seclusion.

Great Hornead is a charming village, with the nearest market town being Buntingford. Buntingford, located within the civil parish of East Hertfordshire, lies just off the A10, providing convenient links to Cambridge and North London. The town offers a variety of shops, cafés, and bars — something to suit everyone. Local amenities include doctors' surgeries, dental practices, and a large food superstore, as well as a range of community groups catering to all ages.





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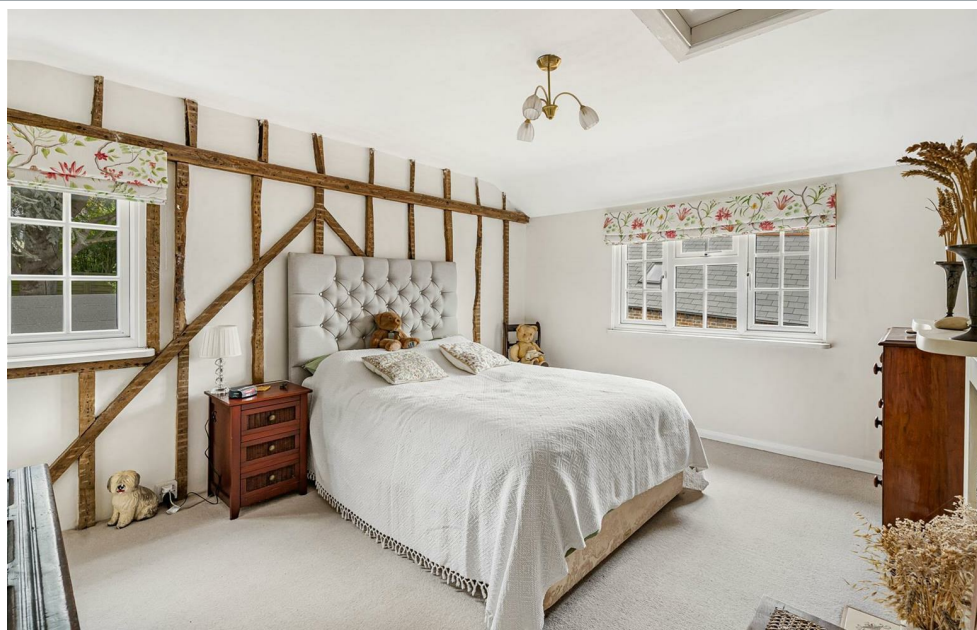
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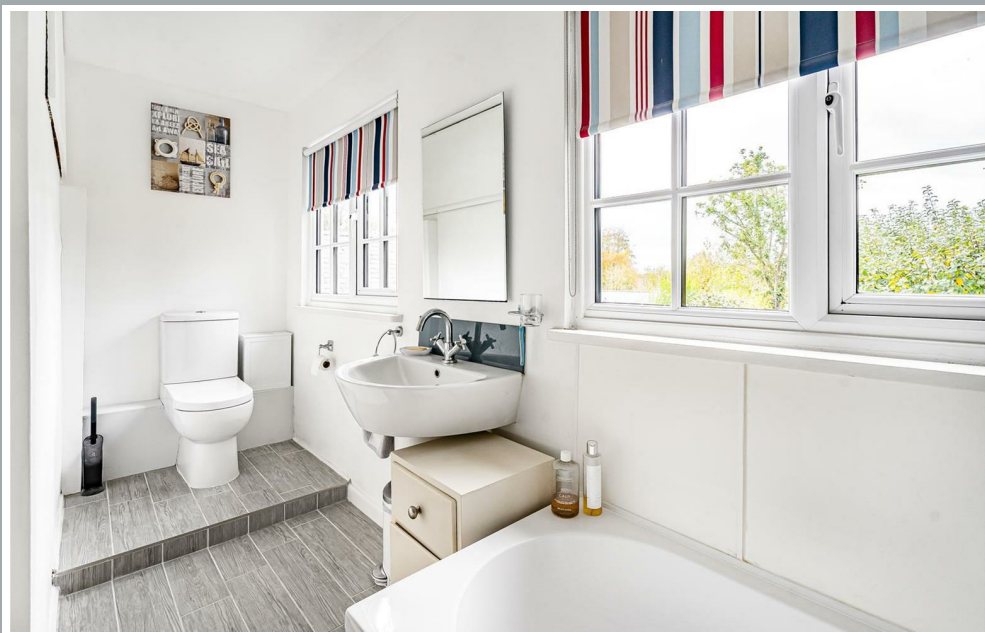
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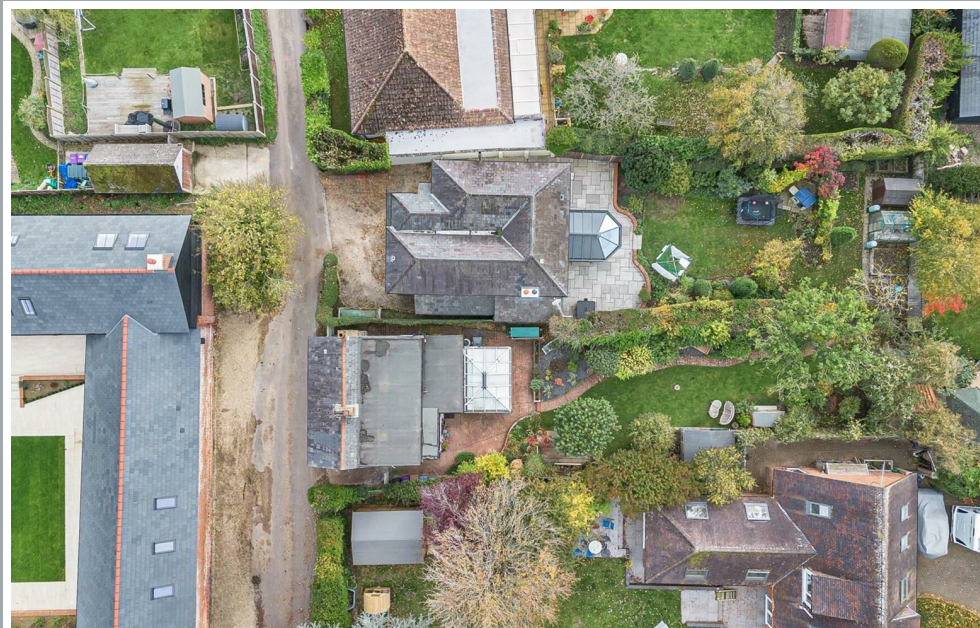
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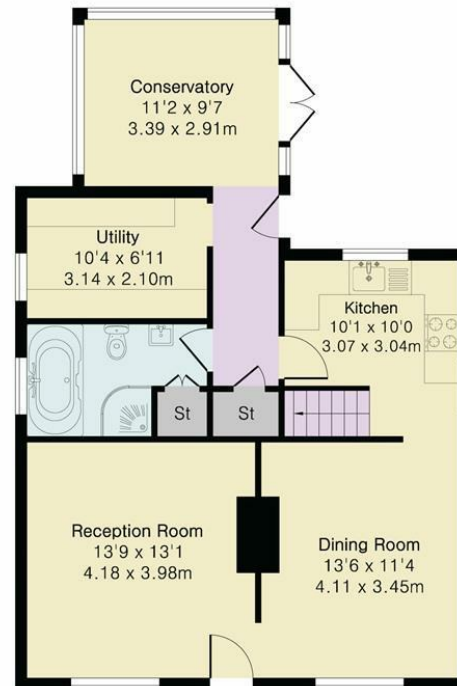
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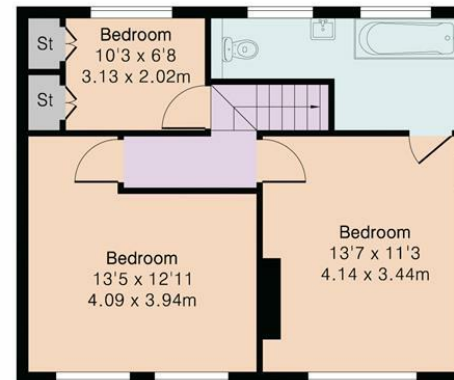
**Approximate Gross Internal Area 1255 sq ft - 116 sq m**

Ground Floor Area 755 sq ft – 70 sq m

First Floor Area 500 sq ft – 46 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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