



**Oliver  
Minton**  
*Village & Rural Homes*



**Hall Cottage, 1 Arches Hall Cottages, Latchford, Nr Standon, Herts,  
SG11 1QY**

**£625,000**  
**Freehold**



**Oliv  
Mint**  
*Sales & L*

*Oliver Minton Village & Rural Homes are pleased to offer, in this wonderful semi-rural setting between the villages of Much Hadham & Standon, this attractive, extended 2 double bedroom / 2 bathroom semi-detached older style house with large garden backing onto paddocks and lovely views to the rear to the countryside beyond. Well appointed, adjoining an equestrian stud, the stylishly presented accommodation comprises: enclosed entrance porch, entrance hall, spacious lounge with wood burning stove, superb open-plan kitchen/living room with large feature skylight window and two sets of bi-fold doors opening onto patio area, downstairs WC and utility cupboard. To the first floor, a spacious principal bedroom with luxury en-suite bathroom and a further double room with ensuite shower room. To the rear of the property is a secluded garden of some 85ft depth, enjoying beautiful views over the adjoining paddocks. A large detached garden room/home office provides additional accommodation options.*

**ENTRANCE PORCH** Glazed double doors to front. Inner door to:

**ENTRANCE HALL** Staircase to first floor. Ceramic tiled floor. Vertical panel radiator. Understairs storage cupboard. Multi-pane double doors to Lounge & Kitchen/Diner.

**LOUNGE** - 4.78m x 4.44m (15'8" x 14'7") Dual aspect with uPVC double glazed window to front and uPVC double glazed bay window to rear, both with fitted shutter blinds. Open fireplace with fitted wood burner. 3 antique style radiators. Multi-pane double doors from hall.

**SUPERB KITCHEN/DINER/FAMILY ROOM** - 11.58m x 3.73m (38'0" x 12'3" < 14'10) A wonderful 'entertaining' room with 2 sets of double glazed bi-fold doors to rear garden. Ceramic tiled floor throughout with underfloor heating. Door to recessed cupboard with space and plumbing for washing machine and tumble dryer above. Door to Cloakroom. Floor-standing 'Grant' oil fired boiler. Excellent range of fitted wall, base and drawer units with wooden work surfaces incorporating sink unit and electric halogen hob with extractor canopy hood above and 'Whirlpool' electric oven below. Integrated dishwasher. Large feature skylight window to rear. Ladder style heated towel rail. Inset ceiling lights. uPVC double glazed window to front. Multi-pane double doors from hall.

**CLOAKROOM** Modern white suite comprising WC and wash hand basin. uPVC double glazed window. Extractor fan. Inset ceiling lights. Ceramic tiled floor.

**FIRST FLOOR LANDING** uPVC double glazed window to front.

**BEDROOM ONE** - 4.88m x 4.62m (16'0" x 15'2") Dual aspect uPVC double glazed windows to front and rear (both with fitted shutter blinds) with outlook to the front towards neighbouring stable block and lovely views to the rear over the rear garden, adjoining paddocks and countryside beyond. 2 radiators. Access hatch to loft space. Door to:

**EN-SUITE BATHROOM** - 2.06m x 1.73m (6'9" x 5'8") + door recess area. Modern white suite comprising bath with hand shower attachment, pedestal hand basin and WC. Antique style radiator with heated towel rail. Ceramic tiled floor and complementary part tiled walls. uPVC double glazed window to rear. Inset ceiling lights. Extractor fan.



**BEDROOM TWO** - 3.76m x 2.97m (12'4" x 9'9" < 12'8")  
uPVC double glazed window to front with fitted shutter blinds. Radiator. Access hatch to loft space. Door to built-in airing cupboard. Door to:

**EN-SUITE SHOWER ROOM** - 2.03m x 1.83m (6'8" x 6'0")  
Modern white suite comprising pedestal hand basin and WC. Large glazed shower cubicle. Ceramic tiled floor and complementary fully tiled walls. Antique style radiator with heated towel rail. Shaver point. Double glazed 'Velux' window. Inset ceiling lights. Extractor fan.

## OUTSIDE

The house faces towards a stable block, owned by the adjoining property.

**FRONT GARDEN & DRIVEWAY** There is parking to the front of the house for several vehicles. Side access gate to the rear garden.

**SUPERB REAR GARDEN** A lovely garden extending to 85ft from the back of the lounge and adjoining paddocks with fantastic views to the countryside beyond. Mainly laid to lawn. Outside water tap and power points.

**DETACHED GARDEN ROOM / HOME OFFICE** An excellent addition to the property only built within the last 2 years. Divided into 2 rooms, with uPVC double glazing and electric radiator heaters.

## Agent Notes

Oil fired central heating to radiators. Private 'Klargester' septic tank sewerage system, shared with adjoining house. Private borehole water supply within the Arches Hall complex of homes.

Broadband and mobile phone service availability can be checked at <https://checker.ofcom.org.uk/>

**Council Tax Band: D**





Oliver



Oliver



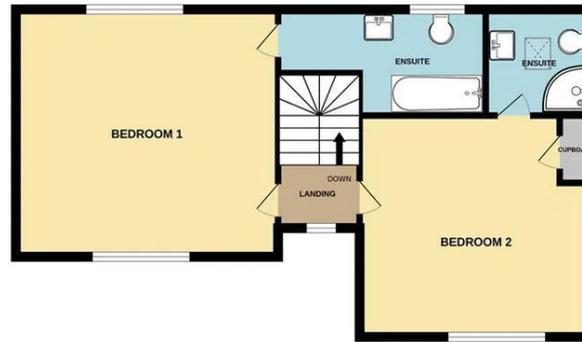
Oliver

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.

GROUND FLOOR  
947 sq.ft. (88.0 sq.m.) approx.



1ST FLOOR  
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA: 1550 sq.ft. (144.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

## Viewing Arrangements

01920 822999

puckeridge@oliverminton.com

<https://www.oliverminton.com/>

**MORTGAGE ADVICE** - Through our mortgage brokers Alison George and Panicos Makri of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION. Alison and Pani are also independent for all protection needs, allowing them to review your life assurance and critical illness policies to ensure you have the best deal! They can be contacted at our Puckeridge Office on 01920 822999. Please feel free to call them for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. Mortgage & Money Management Ltd are directly authorised by the Financial Conduct Authority no. 452616

