

Jonathan Hunt

ESTATE AGENCY

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1 Vine Cottage Hare Street, Buntingford, Hertfordshire, SG9 0EG

Price Guide £800,000

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CHAIN FREE — Character Cottage with Over an Acre of Mature Gardens, Swimming Pool, Outbuildings and Garage

Set within more than an acre of private, mature gardens, this double-fronted character cottage offers generous, flexible accommodation and a peaceful, secluded setting. The home has been thoughtfully updated over the years while retaining its original charm.

Inside, there's a spacious lounge with fireplace, a separate sitting room with a log burner, and a light-filled open-plan kitchen/family room with a defined dining area. A utility room adds practicality, and a useful wine cellar provides extra storage. Upstairs are four double bedrooms, including a principal bedroom with en-suite, along with a modern family bathroom. The property benefits from LPG central heating and double-glazed windows throughout.

Outside, the plot really comes into its own. Immediately around the cottage is a well-stocked patio garden, with an additional garden area accessed via a five-bar gate, offering off-street parking for numerous vehicles, a garage, cart-lodge and potting shed. A second five-bar gate leads to a further garden extending to over an acre, with wide lawns, a swimming pool and outdoor kitchen, a double garage/workshop, and established trees and planting. The setting is private, quiet and ideal for anyone wanting space, hobbies, or even small-scale equestrian use.



ENTRANCE HALL

LOUNGE 12'1" x 11'5" (3.69 x 3.49)

SITTING ROOM 11'3" x 10'9" (3.45 x 3.30)

DINING AREA 16'0" x 8'3" (4.89 x 2.54)

KITCHEN/FAMILY ROOM 23'8" x 13'3" (7.23 x 4.04)

UTILITY ROOM 7'10" x 5'2" (2.40 x 1.59)

LANDING

PRINCIPAL BEDROOM 13'6" x 11'5" (4.13 x 3.49)

EN-SUITE 8'3" x 5'1" (2.54 x 1.56)

BEDROOM TWO 13'11" x 11'10" (4.26 x 3.63)

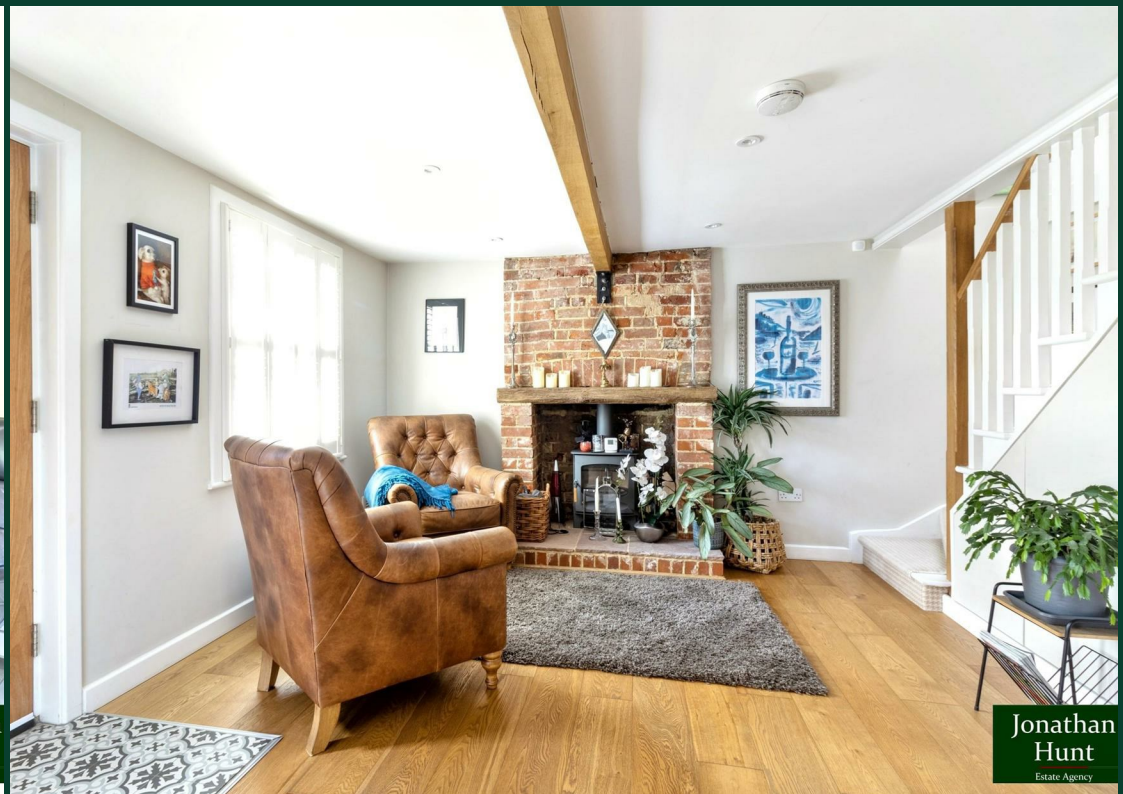
BEDROOM THREE 12'1" x 11'2" (3.70 x 3.42)

STUDY/BEDROOM FOUR 11'10" x 11'0" (3.61 x 3.36)

SHOWER ROOM 8'2" x 6'8" (2.51 x 2.04)



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