



• Jays Roe Green • Sandon • Buntingford • Hertfordshire • SG9 0QE

Guide Price £1,150,000

Charter Whyman

TOWN & VILLAGE HOMES





# STUNNING DETACHED FAMILY HOME TWO THIRDS ACRE PLOT DELIGHTFUL RURAL SETTING & VIEWS

## THE PROPERTY

The present owners have transformed this individual detached property into a stunning and spacious home for the modern family. Perhaps the most impressive feature is the open-plan kitchen/dining/family/garden room with its pair of tri-fold doors overlooking the rear garden, although the rest of this exceptional home is of comparable quality. The ground floor also includes a separate sitting room, study, utility room, cloakroom/WC, two double bedrooms and a bathroom. On the first floor the master suite comprises a very generously proportioned bedroom with 'Juliet' balcony, dressing room and bathroom with both shower and bath. The second bedroom has an en suite shower room.

The house enjoys outstanding rural views to front and rear, high quality flooring, including natural limestone throughout much of the ground floor, uPVC double-glazed windows and door. Central heating, underfloor to the ground floor (with no fewer than 10 independently controlled zones) and radiators on the first, is supplied by an external oil fired boiler.

## THE OUTSIDE

The house is set back from the Green in a plot extending to two-thirds of an acre and measuring approximately 498' by 57' (151.8m x 17.4m) overall. It is approached via a private driveway which circles a central lawn and provides generous off-road parking.

A paved terrace surrounds the house, extending as a patio to the rear. The rear garden is some 416' (126.9m) in length with a gate to the rear giving access to the Icknield Way Path. The garden is laid to extensive lawns with raised vegetable beds, fruit trees and mature conifers. A detached outbuilding provides two offices and a shower room/WC and a second outbuilding constructed of blockwork with timber cladding provides a workshop and garden store. In addition, there is a mobile home, with electricity, water and drainage connected.

## THE LOCATION

As its name suggests, this delightful north Hertfordshire hamlet is set around Roe Green and lies three-quarters of a mile south west of the main village of Sandon, which provides a primary school and parish church. A wider range of facilities can be found in the neighbouring towns of Buntingford, Baldock, Letchworth Garden City, Royston, Hitchin and Stevenage, all within a twelve mile radius.

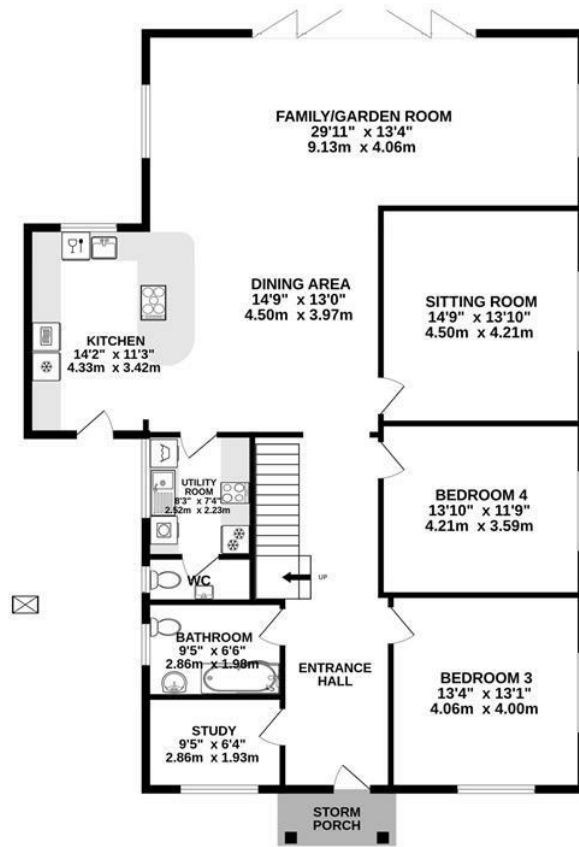
The property is less than 3 miles from the A505, linking the M11/A11 and A1(M). The nearest railway station is Ashwell & Morden (4.3 miles) on the Cambridge to London mainline, with alternatives in Baldock, Royston, Letchworth Garden City and Hitchin, where the Cambridge line meets the East Coast mainline, with Stevenage station being on the latter. All stations provide regular services to London throughout the day.



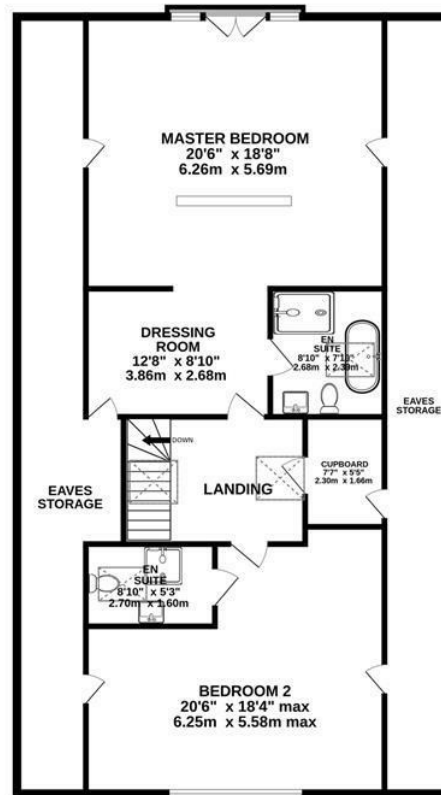




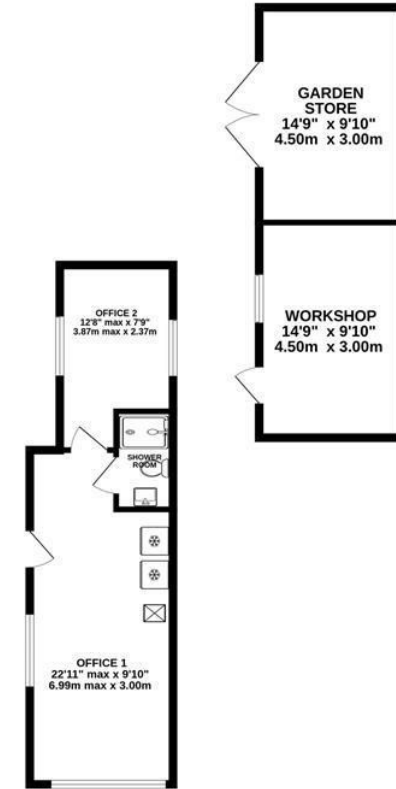
GROUND FLOOR  
1672 sq.ft. (155.4 sq.m.) approx.



1ST FLOOR  
1076 sq.ft. (100.0 sq.m.) approx.



OUTBUILDINGS  
615 sq.ft. (57.1 sq.m.) approx.

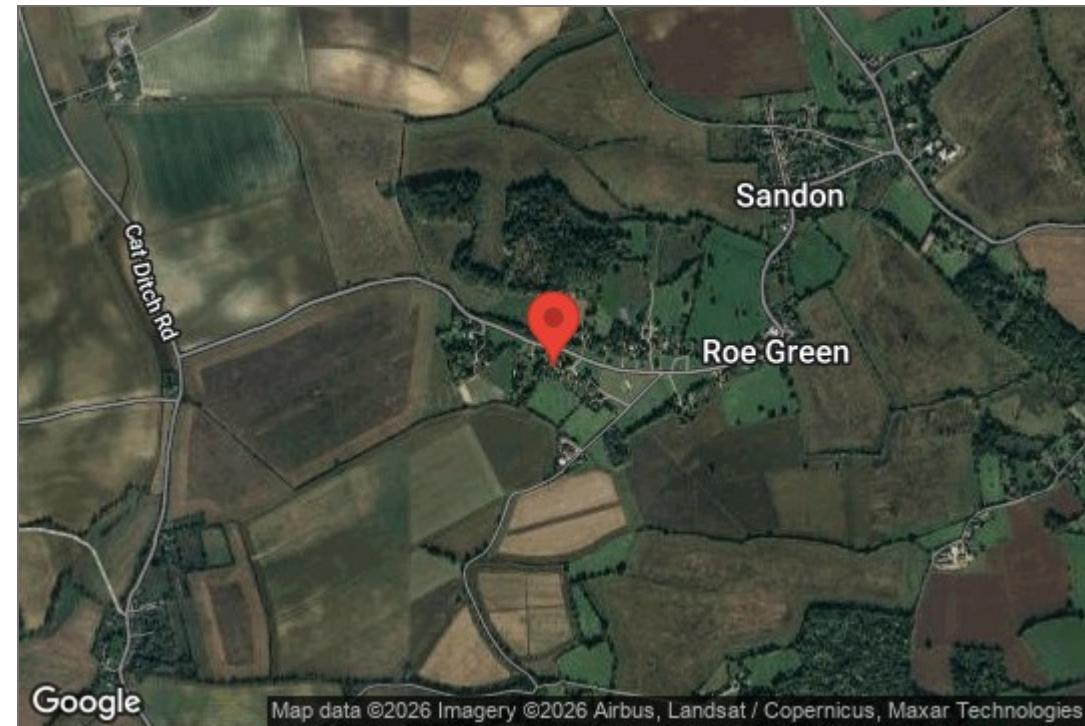


THE TOTAL FLOOR AREA DOES NOT INCLUDE THE OUTBUILDINGS OR EAVES STORAGE

TOTAL FLOOR AREA : 2749sq.ft. (255.4 sq.m.) approx.

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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Please note that the stated floor area *may* include the garage and other areas outside the living space. Whilst we do not doubt the accuracy of the floor plan or any other information provided, we make no guarantee, warranty or representation as to this accuracy or the completeness of these particulars. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction that it is suitable for your requirements.



## TENURE

FREEHOLD

## RESTRICTIVE COVENANTS

A restrictive covenant is a clause in an agreement that restricts, limits, prohibits, or restricts how owners can use a property. These could include: property use (e.g., business and rental use), the number and type of vehicles allowed on the property, fence height and type, removal of trees, paint colours for the front door or garage, installation of satellite dishes and even types of animals allowed at the property. For more information, please ask the agent.

## EASEMENTS

Having an easement on your property means that a third party (an individual or a utility company for example) has a right to use your property for a particular purpose. This could be passing by foot or with vehicles over your property, or a right to pass service media for utilities on, over or under your property. An easement could also allow a neighbour to access your property in order to carry out repairs to their own property. For more information, please ask the agent.

## CONSTRUCTION

Insulated cavity walls under a tiled pitched roof.

## SERVICES

Mains water, sewerage and electricity are connected to the property.

## EPC RATING

Band - C

## BROADBAND SPEED

A choice of providers with claimed download speeds of up to 75 Mbps.

## MOBILE SIGNAL

Most providers claim up to 4G coverage. EE, O2, giffgaff & Lycamobile claim 5G.

## LOCAL AUTHORITY

North Herts District Council  
Gernon Road  
Letchworth Garden City  
Hertfordshire SG6 3BQ

Tel: 01462 474000

[www.north-herts.gov.uk](http://www.north-herts.gov.uk)

## COUNCIL TAX

Currently Band E, but subject to an improvement indicator. The banding may be revised following a sale.

## CONSERVATION AREA

The front portion of the plot where the house is situated is located within the Roe Green Conservation Area; the remainder of the plot is outside the Conservation Area.

## FLOODING

Properties can be at risk of flooding and it is important for you to check if the property has been flooded in the last 5 years, what flood defences are in place and source of any flooding. For more information, please ask the agent.

## VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.

Charter Whyman

37 Station Road, Letchworth Garden City, Hertfordshire, SG6 3BQ

01462 685808

[www.charterwhyman.co.uk](http://www.charterwhyman.co.uk)