



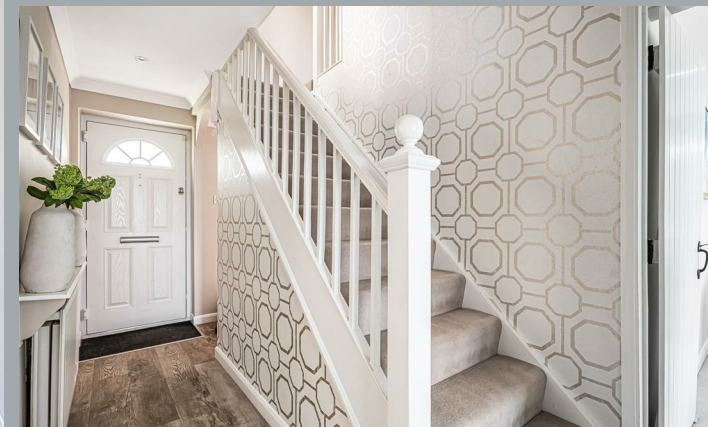
3, Middle Farm Cottages, Buntingford

SG9 9RN

Asking Price £845,000



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### 3 Middle Farm Cottages, Throcking, Buntingford, SG9 9RN

An exceptional semi-detached family home which has been beautifully extended and refurbished surrounded by beautiful countryside. The accommodation comprises of an entrance hall with downstairs wc, 3 reception rooms, a large kitchen/diner with bi-folding doors and a separate utility room. On the first floor, there are 3 double bedrooms, bathroom & en-suite shower room, whilst on the second floor, there is another double bedroom. Externally, there is ample gated parking and attractive gardens extending to both the side and rear, directly adjoining rolling countryside.

Middle Farm Cottages are situated in the quiet rural hamlet of Throcking, near Buntingford, in the heart of the Hertfordshire countryside. Surrounded by open farmland and scenic walking routes, the location offers a peaceful village setting while remaining well connected. The nearby market town of Buntingford provides everyday amenities including shops, cafés, schools and healthcare facilities. Road links via the A10 give convenient access to Cambridge, Royston and London, while mainline rail services are available from nearby stations such as Royston and Stevenage, offering fast connections to London. The area is ideal for those seeking a balance of rural living with accessible commuter links.



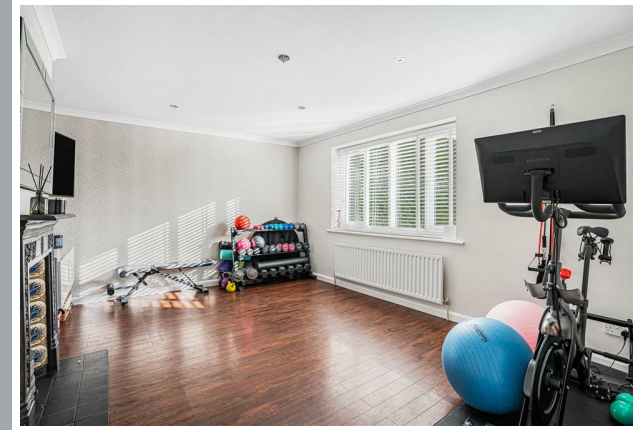
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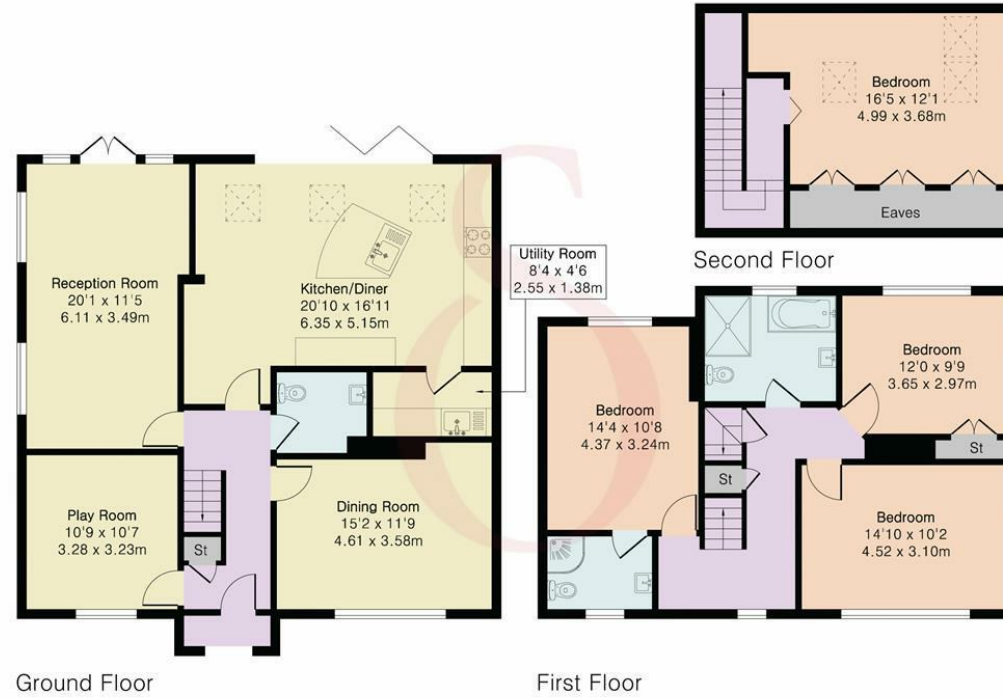
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**Approximate Gross Internal Area 2017 sq ft - 188 sq m**

Ground Floor Area 1041 sq ft – 97 sq m

First Floor Area 698 sq ft – 65 sq m

Second Floor Area 278 sq ft – 26 sq m



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.

