

# Jonathan Hunt

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**Old Bowling Forge, Cottered, Buntingford, SG9 9PS**

**Price Guide £835,000**



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A charming Grade II listed thatched cottage overlooking the village green, this beautifully maintained detached home offers an abundance of character alongside practical modern touches. Full of original features including exposed beams and open fireplaces, the property has been recently re-thatched and is presented in excellent condition throughout. The ground floor includes a well-appointed kitchen/breakfast room, family room, additional sitting room, utility room and a ground-floor WC. Upstairs, the principal bedroom benefits from an en suite, complemented by three further bedrooms. Outside, the cottage enjoys a good-sized rear garden, off-street parking and a peaceful rural setting, making it an ideal opportunity for buyers seeking a quintessential period home with modern convenience.



PORCH

HALLWAY

LOUNGE 18'10" x 12'2" (5.75 x 3.71)

KITCHEN/DINER 16'11" x 10'3" (5.16 x 3.14)

FAMILY ROOM 14'2" x 12'3" (4.34 x 3.74)

LANDING

PRINCIPLE BEDROOM 14'6" x 12'1" (4.43 x 3.70)

SHOWER ROOM 7'3" x 5'7" (2.23 x 1.71)

BEDROOM TWO 12'5" x 10'7" (3.80 x 3.25)

BEDROOM THREE 12'1" x 7'3" (3.70 x 2.23)

BATHROOM 10'7" x 4'1" (3.24 x 1.26)

BEDROOM FOUR 10'7" x 7'8" (3.23 x 2.36)

GARDEN

DRIVEWAY



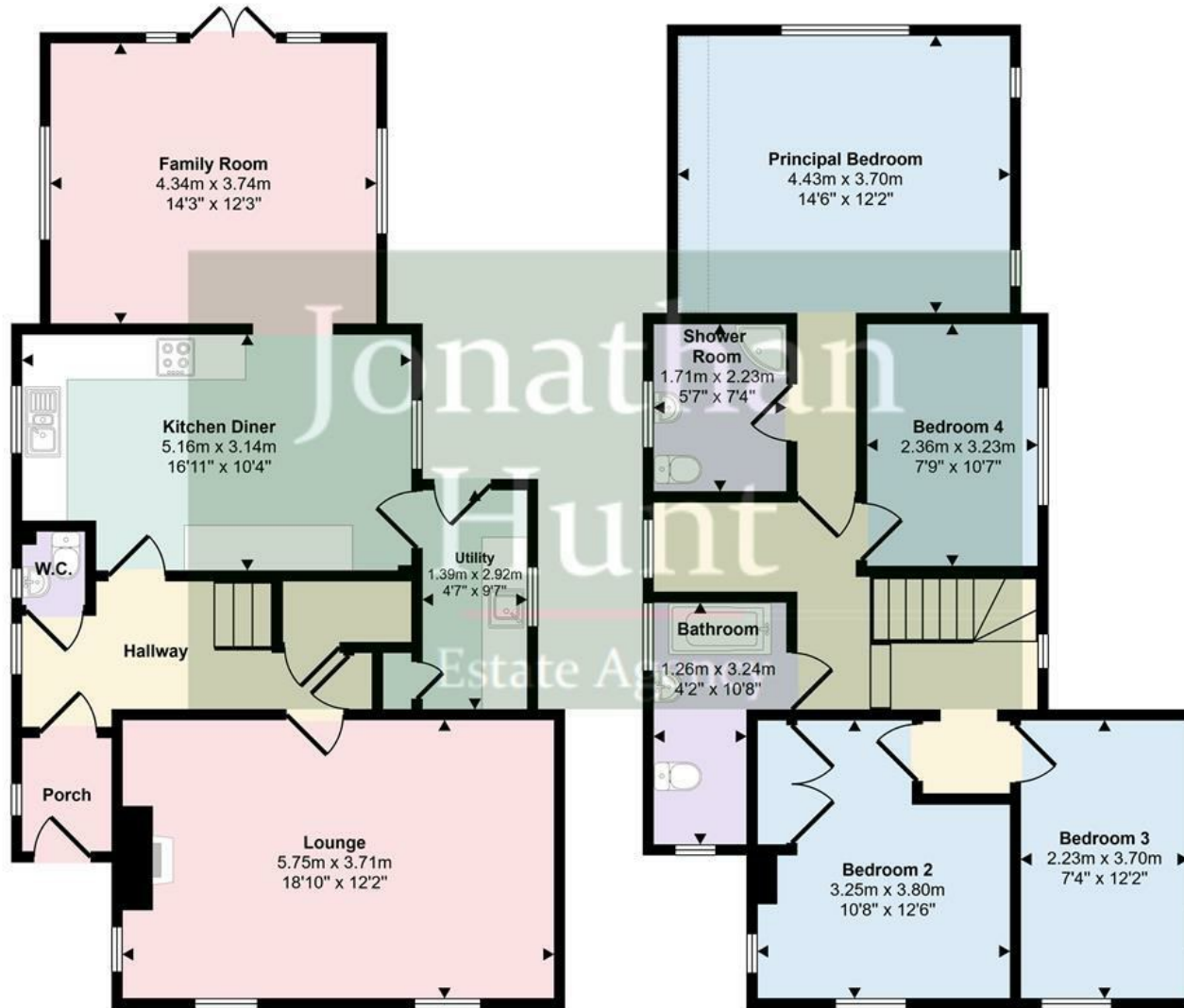








Approx Gross Internal Area  
140 sq m / 1502 sq ft



Ground Floor  
Approx 72 sq m / 777 sq ft

First Floor  
Approx 67 sq m / 725 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

