

# Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

Tel: 01920 411090

8 High Street Buntingford SG9 9AG

Tel: 01763 272727

[info@jonathan-hunt.co.uk](mailto:info@jonathan-hunt.co.uk)

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



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Old Bowling Forge, Cottered, Buntingford, SG9 9PS

Price Guide £835,000

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

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)**

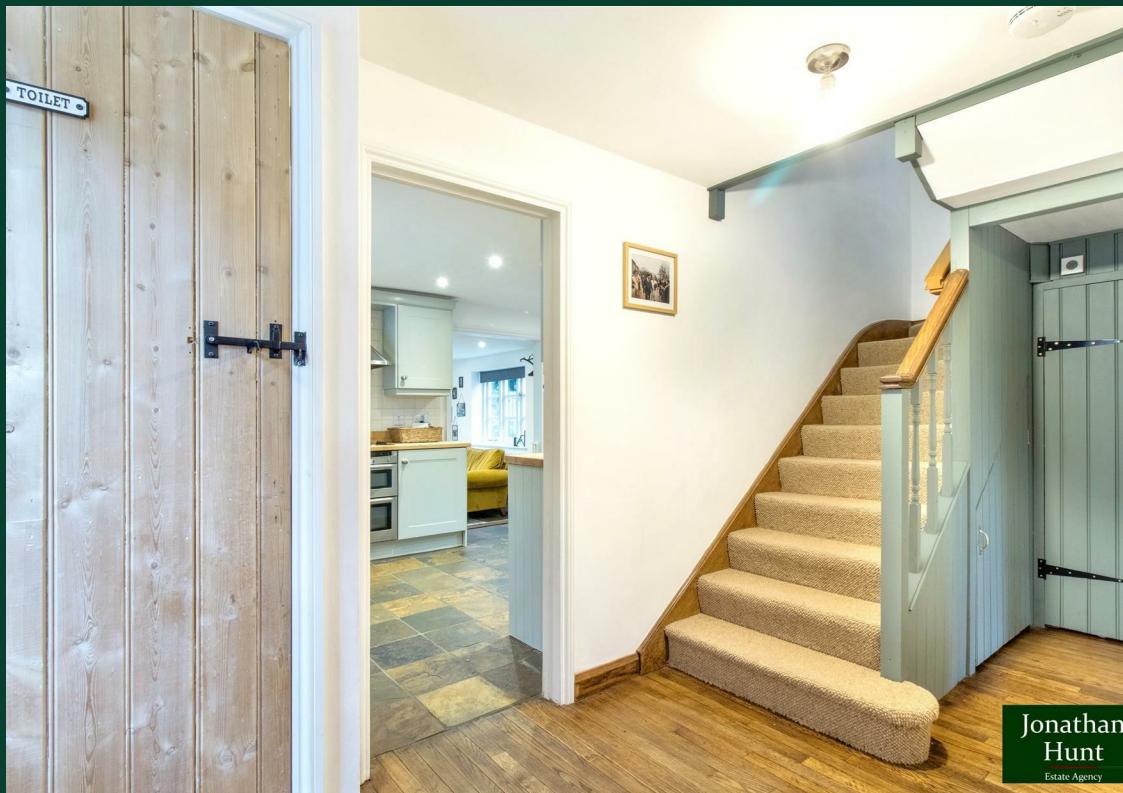
**BEDROOM THREE 12'1" x 7'3" (3.70 x 2.23)**

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

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

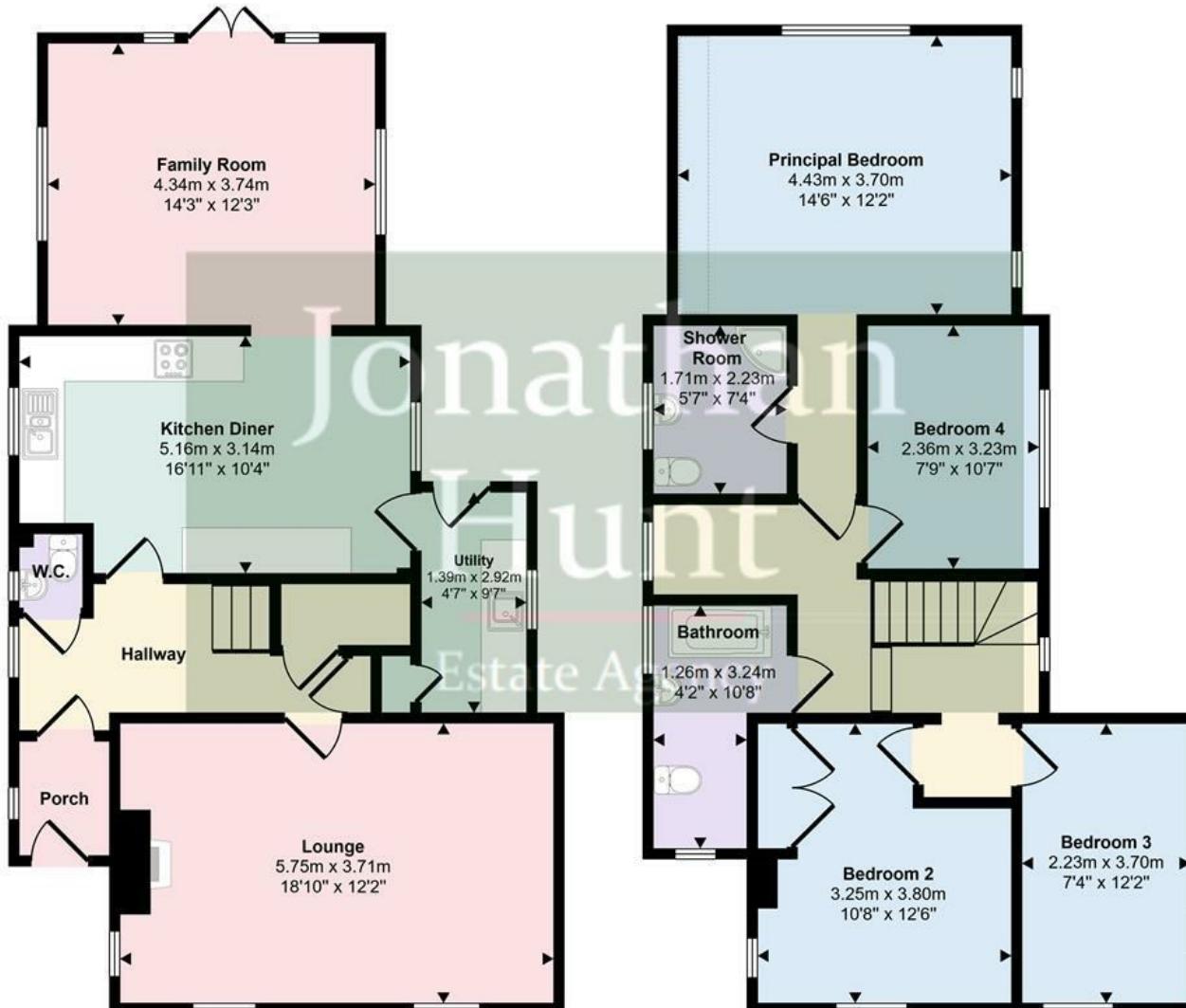
**GARDEN**

**DRIVEWAY**





Approx Gross Internal Area  
140 sq m / 1502 sq ft



 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.

