



**1 Anstey Hall Cottage, Anstey, Nr Buntingford, Herts SG9 0BY**

**- Guide Price **£540,000** Freehold**

*Oliver Minton Village & Rural Homes are pleased to bring to the market this spacious CHAIN FREE 3 bedroom period semi-detached house in a lovely semi-rural location opposite Anstey's St George's Church, close to Anstey First School, Nursery and Pre-School and within walking distance of the Blind Fiddler public house. Believed to date back to the 1700's (not Listed), this 'character' house was once one half of a detached home and now includes features including hallway, cloakroom/WC, attractive separate reception rooms and kitchen/breakfast room, 3 good size bedrooms and first floor bathroom. There is modern double glazing throughout and oil fired central heating to radiators, a nearby garage, side access and a lovely mature rear garden. The house requires some interior decorative improvements. More information about Anstey can be found at : <https://www.ansteyvillage.co.uk/>*

**Entrance Hall** Front entrance door. Galleried staircase to first floor. Under stairs storage cupboard. Radiator. Double glazed window to side. Wood flooring. Antique pine doors to Kitchen, Sitting Room and:

**Cloakroom** WC and wash hand basin. Radiator. Double glazed obscure window. Quarry tiled floor. Part tiled walls.

**Kitchen/Breakfast Room** - 3.81m x 3.43m (12'6" x 11'3") Range of fitted wall, base, drawer units and glass-fronted display cabinets. Work surfaces incorporating sink unit. Recess with large 'Britannia' range cooker with double ovens, 6-ring electric induction hob and extractor unit above. Plumbing for washing machine. Integrated 'Bosch' dishwasher. Integrated fridge and freezer. Radiator. Wall unit concealing wall-mounted 'Wallstar' oil fired boiler. Inset ceiling lights. Decorative ceiling beams. Antique pine door to:

**Dining Room** - 4.65m x 2.34m (15'3" x 7'8") An attractive room with exposed feature brick wall and exposed beams. Ceramic tiled floor. Radiator. Antique pine door to:

**Rear Lobby** Double glazed window and door to rear garden. Antique pine door to:

**Sitting Room** - 4.6m x 4.47m (15'1" x 14'8") + alcove. Two double glazed windows to rear. Radiator. Exposed wall and ceiling beams. Superb brick chimney breast and open fireplace. High ceiling.

**First Floor Landing** Access hatch to loft.

**Bedroom One** - 4.7m x 3.56m (15'5" x 11'8") Double glazed window to rear. Radiator. Exposed wooden floorboards. Door to recessed walk-in wardrobe cupboard. (with potential for en-suite shower).

**Bedroom Two** - 3.56m x 2.44m (11'8" x 8'0") + alcove. Double glazed window to rear. Radiator. Door to recessed wardrobe cupboard.

**Bedroom Three** - 3.43m x 2.29m (11'3" x 7'6") Double glazed window to front. Radiator.





**Family Bathroom** - 3.48m x 1.47m (11'5" x 4'10") including airing cupboard. Modern white suite comprising panelled bath with separate Aqualisa shower above, WC and wash hand basin with cupboard under. Built-in airing cupboard housing hot water cylinder. Chrome heated towel rail. Wood laminate floor. Double glazed obscure window. Access hatch to loft. Inset ceiling lights and extractor fan. Shaver socket.

**Front Garden** Flower and shrub beds with hedgerow and pathway to front and continuing to side accessway. Oil storage tank. Outside water tap.

**Large Rear Garden** Mainly laid to lawn with mature shrub and tree borders. Gate at far end of garden to road. South-easterly rear aspect.

**Agents Notes** Heating is by oil fired central heating. There is double glazing and mains electricity and water supply. Shared private septic tank drainage. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>



Oliver  
Minton  
Est. 1875



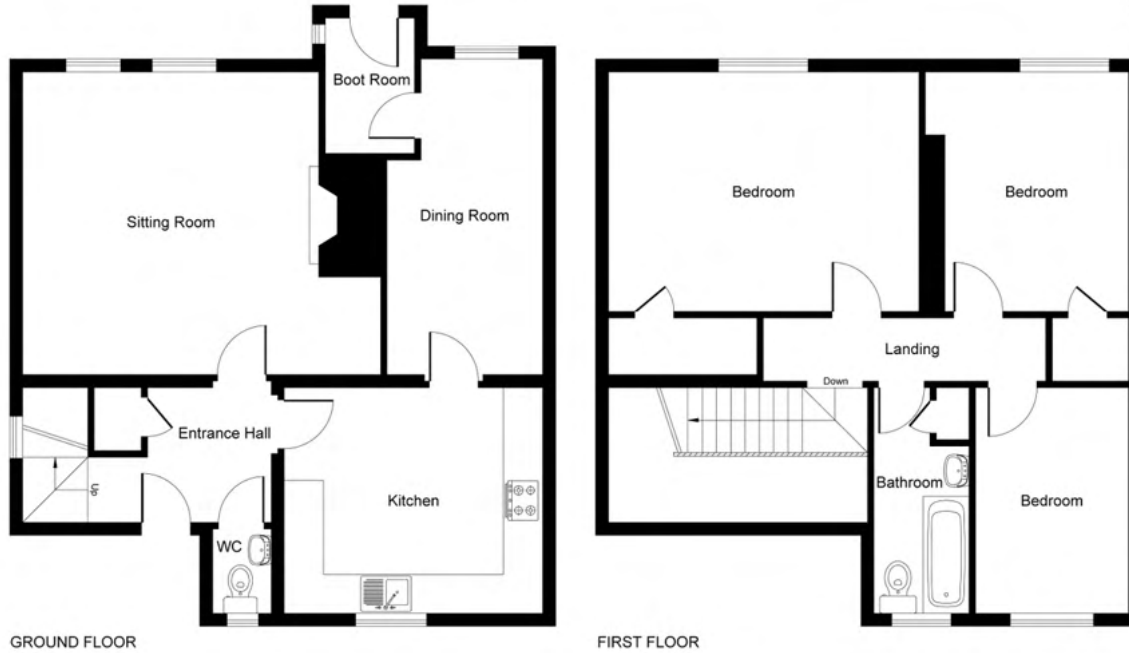




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# Anstey Hall Cottages, Anstey

Approximate Gross Internal Area = 1342 sq. ft / 124.68 sq. m



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only. Outbuildings not drawn in actual position relative to the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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