



5 Standon Court, High Street, SG11 1LW

Guide Price **£625,000**

A lifestyle opportunity in one of Hertfordshire's finest villages.

Located in the heart of the desirable village of Standon, just north of Ware, this individual, detached three bedroom home sits within a picturesque courtyard development of just seven individual residences.

Properties in this location seldom come to market, and this home has been cherished by the current owner for almost 30 years. Offered with no onward chain, it presents a rare and exceptional opportunity for buyers seeking something special.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.



**Oliver
Minton**
Village & Rural Homes

Council Tax Band: F

Tenure: Freehold

The Property

The property features a traditional hallway with a ground floor cloakroom/w.c, a spacious dual-aspect living room with double doors opening to both the front courtyard and private rear garden, allowing for plenty of natural light. The kitchen/dining room provides a practical and sociable space, once again opening to the garden. Upstairs there are three bedrooms served by a shower/wet room plus an additional shower room for convenience.

Externally, the property enjoys a pretty, open plan front garden, a gated paved courtyard, plus a private and mature rear garden, ideal for relaxation and entertaining. In addition, residents benefit from the use of a charming, well tended and screened communal garden area. Allocated parking is available for two vehicles, further enhancing the property's appeal.

Location

Standon is a highly sought after village that provides excellent day-to-day amenities. Situated just to the north of Ware, there is easy accessibility to a main-line station with 10-15 minutes and London Stanstead Airport is approximately 11 miles distant. Main-line stations can be found in Bishops Stortford and Ware, both around six miles away, both also providing more comprehensive shopping and leisure facilities.

The High Street offers a variety of family run businesses including a village store/post office, convenience store, bakers, hairdressers, parish church and two public houses. Open countryside is on the doorstep, with footpaths leading to the Ash Valley and Standon Lordship.

The adjoining village of Puckeridge features a village shop, pharmacy, two public houses, together with recreational grounds, a community centre and regarded first and middle schools.

Pearces Farm Shop, on the outskirts of the village, has an excellent cafe and offers 'pick your own' fruit in the summer.

The Accommodation

Front door opening to:

Reception Hall : Stairs rising to first floor. Deep under stairs cupboard. Radiator.

Guest Cloakroom/W.C : Fitted with a low flush w.c., attractive vanity wash basin with cupboard below. Radiator. Extractor fan.

Living Room - 6.44m x 4.37m (21'1" x 14'4")

Lovely dual aspect room with double glazed doors opening onto a private courtyard are to the front and matching doors to the rear, giving access to the garden. Attractive fireplace with wood surround housing realistic gas coal fire. Built-in low level cupboards for t.v. Two radiators.



Kitchen/Dining Room : Part open plan with direct access to the rear garden.

Kitchen Area - 4.34m x 2.06m (14'2" x 6'9")

Fitted with a range of wall and base cabinets with complementary work surfaces over. Tiled splash-backs. Inset one and a half bowl sink and drainer. Built-in 'Neff' oven/grill with matching four ring gas hob above. Pull out illuminated extractor fan. Several free standing appliances to remain that include: 'Miele' washing machine, 'Bosch' dishwasher plus under counter freezer and a 'John Lewis' brushed steel larder fridge and tumble dryer. Wall mounted gas fired boiler. Tiled floor. Radiator.

Dining Area - 2.88m x 2.88m (9'5" x 9'5")

With ample space for a dining table and chairs there are wide double glazed doors to the garden. Tiled floor. Radiator.

First Floor : Landing with loft access hatch.

Principal Bedroom - 4.68m x 2.92m (15'4" x 9'6")

(Max) Dual aspect double glazed windows to side and rear overlooking the garden and communal gardens beyond. Radiator. Range of bespoke wardrobe cupboards to one wall.

Bedroom Two - 4.3m x 2.18m (14'1" x 7'1")

Double glazed window to front. Radiator.

Bedroom Three - 3m x 2.84m (9'10" x 9'3")

Double glazed window to rear. Radiator.

Main Shower/Wet Room : Large walk-in shower area with glazed screen. Low flush w.c. Pedestal wash hand basin. Radiator. Extractor fan. Airing cupboard housing pre-lagged hot water cylinder.

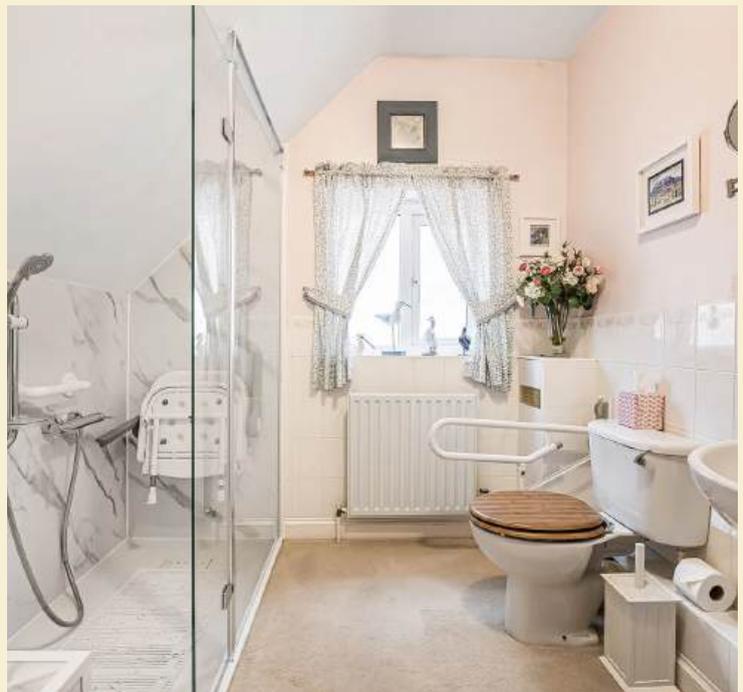
Additional Shower Room : Fully tiled and fitted with a step-in shower tray. Extractor fan.

Parking : As you enter Standon Court, numbered allocated parking spaces for two vehicles can be found on the right hand side.

Service Charge : There is an annual service charge paid by each household that maintains the communal spaces and gardens, outside lighting and maintenance.

We are advised the current charge is £37.50 per month (£450.00 per annum)

Services : Main services connected: Water, drainage, electricity and mains gas. Gas fired boiler supplies domestic hot water and heating to radiators. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>







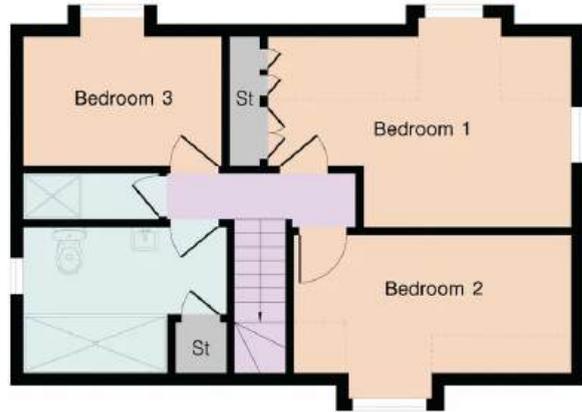
Approximate Gross Internal Area 1101 sq ft - 102 sq m

Ground Floor Area 595 sq ft – 55 sq m

First Floor Area 506 sq ft – 47 sq m



Ground Floor



First Floor



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.



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Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing Arrangements

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