



2, Stoney Fields, Watton At Stone  
SG14 3QD  
Guide Price £485,000





## 2 Stoney Fields, Watton At Stone, Herts, SG14 3QD

Built in 2012, this deceptively spacious four-bedroom townhouse is tucked away in a quiet turning just moments from Watton-at-Stone train station. The ground floor offers a welcoming and generous entrance hall, a separate study ideal for home working, a downstairs cloakroom, and a contemporary fitted kitchen with integrated appliances. The kitchen flows through to the main living space, which enjoys French doors opening directly onto the rear garden—perfect for entertaining and everyday family living. On the first floor are two well-proportioned double bedrooms, one of which is currently arranged as a lounge, along with a modern en-suite shower room. The top floor provides two further double bedrooms and a stylish family bathroom. Externally, the property features two off-street parking spaces to the front.

Ideally located in the heart of the highly regarded village of Watton at Stone, the property enjoys a thriving community atmosphere alongside excellent everyday amenities. The village offers a mainline railway station with direct services to London Moorgate in approximately 50 minutes, making it particularly attractive for commuters. Families are well catered for, with Watton-at-Stone Primary School just a short walk away, while a range of local shops, cafés and amenities are close at hand. The village also benefits from a selection of well-known pubs and pleasant countryside walks nearby, combining rural charm with modern convenience.



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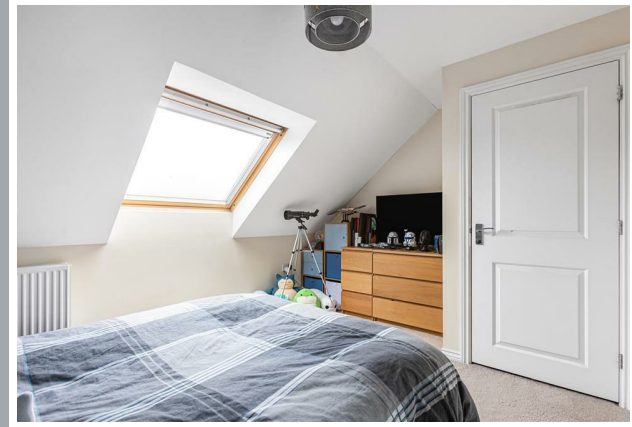
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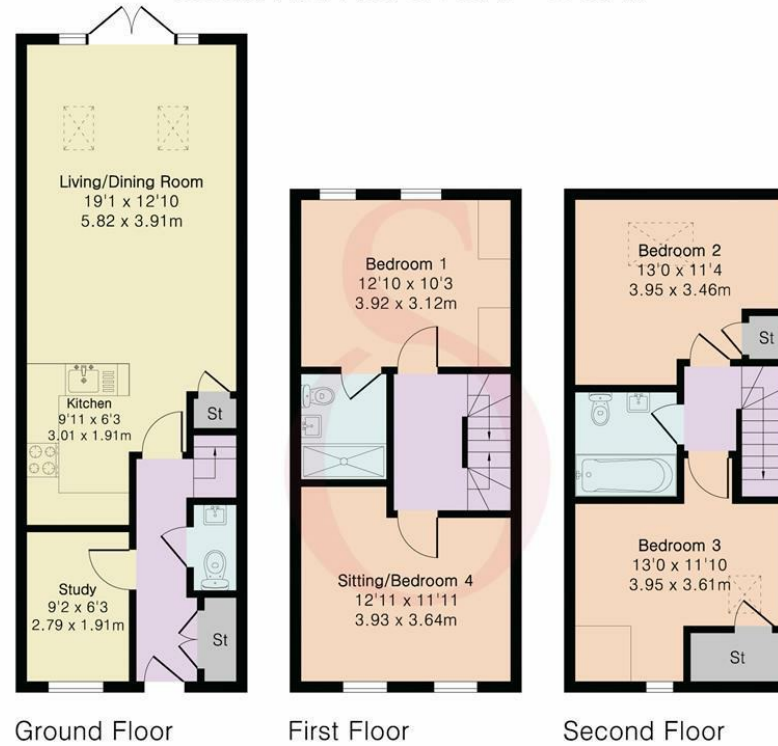
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**Approximate Gross Internal Area 1256 sq ft - 116 sq m**

Ground Floor Area 500 sq ft – 46 sq m

First Floor Area 378 sq ft – 35 sq m

Second Floor Area 378 sq ft – 35 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.



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