



**Hall Cottage, 1 Arches Hall Cottages, Latchford, Nr Standon, Herts,
SG11 1QY**

£625,000
Freehold



**Oliv
Mint**
Sales & Let

Oliver Minton Village & Rural Homes are pleased to offer, in this wonderful semi-rural setting between the villages of Much Hadham & Standon, this attractive, extended 2 double bedroom / 2 bathroom semi-detached older style house with large garden backing onto paddocks and lovely views to the rear to the countryside beyond. Well appointed, adjoining an equestrian stud, the stylishly presented accommodation comprises: enclosed entrance porch, entrance hall, spacious lounge with wood burning stove, superb open-plan kitchen/living room with large feature skylight window and two sets of bi-fold doors opening onto patio area, downstairs WC and utility cupboard. To the first floor, a spacious principal bedroom with luxury en-suite bathroom and a further double room with ensuite shower room. To the rear of the property is a secluded garden of some 85ft depth, enjoying beautiful views over the adjoining paddocks. A large detached garden room/home office provides additional accommodation options.

ENTRANCE PORCH Glazed double doors to front. Inner door to:

ENTRANCE HALL Staircase to first floor. Ceramic tiled floor. Vertical panel radiator. Understairs storage cupboard. Multi-pane double doors to Lounge & Kitchen/Diner.

LOUNGE - 4.78m x 4.44m (15'8" x 14'7") Dual aspect with uPVC double glazed window to front and uPVC double glazed bay window to rear, both with fitted shutter blinds. Open fireplace with fitted wood burner. 3 antique style radiators. Multi-pane double doors from hall.

SUPERB KITCHEN/DINER/FAMILY ROOM - 11.58m x 3.73m (38'0" x 12'3" < 14'10") A wonderful 'entertaining' room with 2 sets of double glazed bi-fold doors to rear garden. Ceramic tiled floor throughout with underfloor heating. Door to recessed cupboard with space and plumbing for washing machine and tumble dryer above. Door to Cloakroom. Floor-standing 'Grant' oil fired boiler. Excellent range of fitted wall, base and drawer units with wooden work surfaces incorporating sink unit and electric halogen hob with extractor canopy hood above and 'Whirlpool' electric oven below. Integrated dishwasher. Large feature skylight window to rear. Ladder style heated towel rail. Inset ceiling lights. uPVC double glazed window to front. Multi-pane double doors from hall.

CLOAKROOM Modern white suite comprising WC and wash hand basin. uPVC double glazed window. Extractor fan. Inset ceiling lights. Ceramic tiled floor.

FIRST FLOOR LANDING uPVC double glazed window to front.

BEDROOM ONE - 4.88m x 4.62m (16'0" x 15'2") Dual aspect uPVC double glazed windows to front and rear (both with fitted shutter blinds) with outlook to the front towards neighbouring stable block and lovely views to the rear over the rear garden, adjoining paddocks and countryside beyond. 2 radiators. Access hatch to loft space. Door to:

EN-SUITE BATHROOM - 2.06m x 1.73m (6'9" x 5'8") + door recess area. Modern white suite comprising bath with hand shower attachment, pedestal hand basin and WC. Antique style radiator with heated towel rail. Ceramic tiled floor and complementary part tiled walls. uPVC double glazed window to rear. Inset ceiling lights. Extractor fan.



BEDROOM TWO - 3.76m x 2.97m (12'4" x 9'9" < 12'8")
uPVC double glazed window to front with fitted shutter blinds. Radiator. Access hatch to loft space. Door to built-in airing cupboard. Door to:

EN-SUITE SHOWER ROOM - 2.03m x 1.83m (6'8" x 6'0")
Modern white suite comprising pedestal hand basin and WC. Large glazed shower cubicle. Ceramic tiled floor and complementary fully tiled walls. Antique style radiator with heated towel rail. Shaver point. Double glazed 'Velux' window. Inset ceiling lights. Extractor fan.

OUTSIDE

The house faces towards a stable block, owned by the adjoining property.

FRONT GARDEN & DRIVEWAY There is parking to the front of the house for several vehicles. Side access gate to the rear garden.

SUPERB REAR GARDEN A lovely garden extending to 85ft from the back of the lounge and adjoining paddocks with fantastic views to the countryside beyond. Mainly laid to lawn. Outside water tap and power points.

DETACHED GARDEN ROOM / HOME OFFICE An excellent addition to the property only built within the last 2 years. Divided into 2 rooms, with uPVC double glazing and electric radiator heaters.

Agent Notes

Oil fired central heating to radiators. Private 'Klargester' septic tank sewerage system, shared with adjoining house. Private borehole water supply within the Arches Hall complex of homes.

Broadband and mobile phone service availability can be checked at <https://checker.ofcom.org.uk/>

Council Tax Band: D



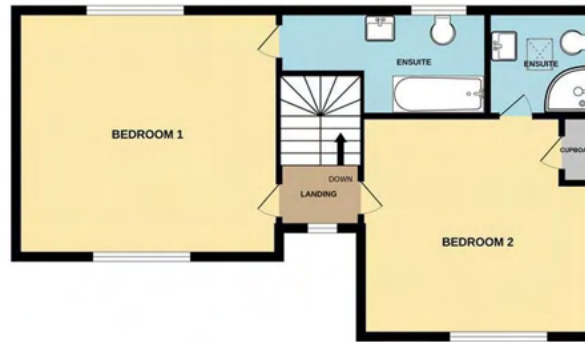


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GROUND FLOOR
947 sq.ft. (88.0 sq.m.) approx.



1ST FLOOR
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 1550 sq.ft. (144.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(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		

Viewing Arrangements

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