



Gable Cottage  
60 High Street | Puckeridge | Ware | Hertfordshire | SG11 1RX

# STEP INSIDE

## Gable Cottage

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Step inside Gable Cottage and you're immediately welcomed by a charming hallway that sets the tone for what's to come. Turn to your right and you'll discover a wonderfully spacious, open-plan reception room — a truly standout space. The (almost) floor-to-ceiling bay window floods the room with natural light and creates an incredible sense of openness. Character lovers will adore the beautifully painted brickwork, finished in a soft off-white that perfectly complements the natural brick fireplace and gorgeous solid oak floorboards underfoot. This impressive room was once two separate spaces and is now cleverly divided by a central pillar, giving you a natural sense of zoning. The angled chimney breast adds further interest, and the current layout works beautifully as a dining area with ample room for storage. At the far end, the cosy lounge area centres around a charming wood-burning stove — perfect for those snug evenings in.

Following through from the lounge area you'll find the kitchen, thoughtfully positioned within a rear single-storey extension and separated by large wooden internal windows. Designed with practicality in mind, it offers excellent storage and preparation space, along with all the essentials — a free-standing fridge freezer, washing machine as well as an integrated dishwasher and oven. The generous double Butler sink sits beneath a lovely window overlooking the garden, making everyday tasks a pleasure. There's also direct access to the garden, ideal for indoor-outdoor living. Returning to the front hallway, the bathroom is conveniently located at the foot of the stairs. It features a full-size bath with overhead shower, a large storage cupboard, and a separate boiler cupboard. The tongue-and-groove panelling and traditional style towel rail add a delightful touch of character, tying in beautifully with the cottage's overall charm.

Upstairs, the carpeted staircase leads to a cosy landing, where you'll find access to the insulated loft via a pull-down ladder — partially boarded and perfect for additional storage. There are two double bedrooms and a single room which has views overlooking the rear garden. Both double rooms are complete with their own feature fireplaces. The principal bedroom is particularly inviting, enjoying a peaceful outlook over the cottage garden by the front door and benefitting from its own private cloakroom with a toilet and sink.

The property is served by mains gas central heating, with the added warmth and charm of the wood-burning stove - making this a home that's as comfortable as it is characterful.









# STEP OUTSIDE

## Gable Cottage

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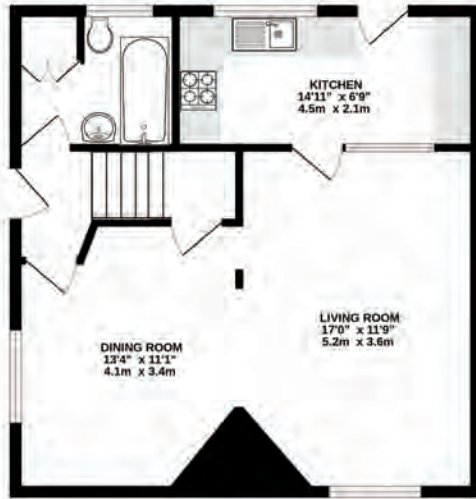
The approach to Gable Cottage is from the High Street and has a pretty pathway with patio and planting all around, set back from the road. There is access through a gate to the garden where you find a patio area for seating and a large double shed with power and a handy log store. There is an outside water tap, power socket and lights. Stepping up onto the wide lawn you appreciate the flower beds that border the garden on both sides, brimming with established shrubs which give colourful interest most of the year round. At the top of the path you find a garden room, which has been used in the past as a home office and currently is a studio. This space has both floor and ceiling insulation, mains power from its own consumer unit, as well as networked internet and phone cabling. To the left of this excellent space is a garden gate that opens to the parking space. There is additional 'on street' parking on this road, with diagonal bays all the way down to the High Street.

### Location

Puckeridge is a vibrant town that offers an array of everyday essentials; a village shop, a couple of pubs, hairdressers/beautician, tearoom, chemist and an excellent Doctors surgery. There is a busy community centre with bowls club and a tennis club next to the playground and recreation grounds. Pearce's Farm Shop & Café is just a 20-minute walk away and the East Herts Golf Club is only 1.4 miles up the road. The three tier schooling system mean Roger De Claire First & Infants and Ralph Sadlier Middle School are perfect for local families, before then heading to Buntingford for Freman College in Year 9. Independent schools close by are St Edmunds College just 1.5 miles down the road, Bishops Stortford College 6.7 miles away, Heath Mount School 6.8 miles and Haileybury College only 10 miles in Hertford Heath. Being alongside the A10 means Puckeridge links quickly to the A120 taking you to Bishops Stortford and Stansted. Going north, Cambridge is 28 miles and going south, the M25 just 17 miles. Puckeridge is linked with the neighbouring village of Standon which also offers a post office, bakers and a choice of pubs and takeaways.



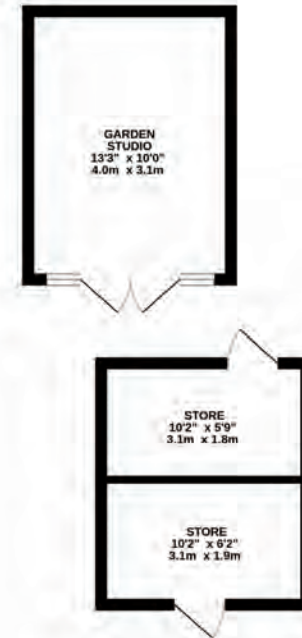
**GROUND FLOOR**  
543 sq.ft. (50.5 sq.m.) approx.



**1ST FLOOR**  
387 sq.ft. (36.0 sq.m.) approx.



255 sq.ft. (23.7 sq.m.) approx.



**TOTAL FLOOR AREA: 1186 sq.ft. (110.2 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.

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