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Welly Boot Cottage Cottered, Buntingford, Hertfordshire, SG9 9QP

Price Guide £850,000

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This beautifully crafted detached three-bedroom home, built in 2017, combines timeless character with modern build quality and impressive energy efficiency. Approached via a private gated shared driveway with electric gates, the gravel approach immediately sets a tone of privacy and exclusivity. Inside, the ground floor unfolds into an exceptional series of versatile spaces, including a superbly appointed open-plan kitchen with island seating, flowing effortlessly into a formal dining and family area. A striking dual-aspect lounge offers a refined retreat, enhanced by a vaulted ceiling, abundant natural light and a feature log-burning stove. A study, utility room and ground-floor WC add everyday practicality, complemented by underfloor heating throughout the property, powered by an efficient air-source heat pump. Upstairs, three generous double bedrooms are finished to a high standard, with a luxurious en-suite to the principal bedroom and a stylish family bathroom. The sunny landscaped rear garden enjoys an open outlook across adjoining paddocks, creating a peaceful and private setting. Within the grounds, a fully insulated shepherd's hut —complete with heating, electricity and drainage—provides an exceptional additional space ideal for a home office, studio or guest accommodation. Further highlights include an outdoor hot and cold tap, perfect for dog washing, and the added benefit of being offered chain free







ENTRANCE HALL 14'11" x 7'11" (4.57 x 2.42)

STUDY 8'9" x 7'8" (2.67 x 2.34)

OPEN PLAN KITCHEN 20'10" x 18'9" (6.37 x 5.73)

UTILITY ROOM 6'7" x 4'11" (2.02 x 1.52)

LOUNGE 17'11" x 11'3" (5.48 x 3.45)

CLOAKROOM

PRINCIPAL BEDROOM 17'5" x 12'5" (5.33 x 3.79)

EN-SUITE 6'10" x 5'11" (2.09 x 1.81)

BEDROOM TWO 11'11" x 10'2" (3.65 x 3.12)

BEDROOM THREE 13'8" x 8'7" (4.17 x 2.62)

BATHROOM 9'8" x 6'0" (2.97 x 1.84)

SHEPHERDS HUT 19'4" x 7'6" (5.9 x 2.29)


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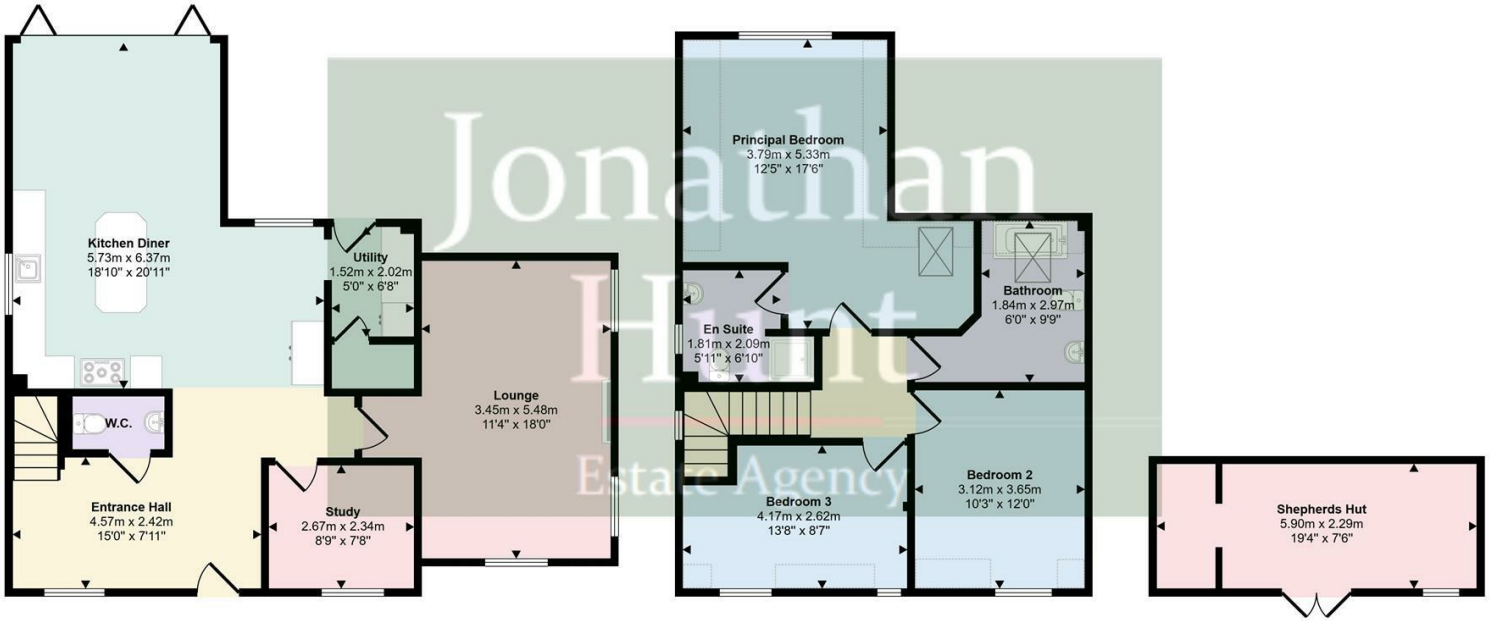

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Approx Gross Internal Area
158 sq m / 1705 sq ft



Ground Floor
Approx 82 sq m / 883 sq ft

First Floor
Approx 63 sq m / 676 sq ft

Shepherds Hut
Approx 14 sq m / 146 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



