







Ashdown Cottage, Hare Street, Nr Buntingford, Herts SG9 0DX

Guide Price £440,000 Freehold

CHAIN FREE: A characterful, double fronted cottage that sits in a semi-rural location around a mile and a half from the bustling market town of Buntingford. The original section of the cottage is timber-framed, complemented by later brick-built additions, and is rich in character with exposed beams, brick fireplaces, and traditional latch doors throughout. The accommodation includes a full-width living/dining room centred around an attractive brick chimney breast, with an additional fireplace inset with a wood-burning stove. A spacious kitchen/dining/family room provides ample space for a large dining table, comfortable seating and has direct access to the garden. Completing the ground floor are a bathroom and a separate W.C. and there are two generously proportioned bedrooms upstairs. Outside, the rear garden is predominantly walled, offering a good degree of privacy.

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Accommodation : Front door opening to:

Living/Dining Room This generous open-plan space is centred around a substantial brick chimney breast, which subtly separates the room into individual living and dining areas, without compromising its spacious feel.

Living Area - 3.8m x 3.69m (12'5" x 12'1") Window to front with secondary glazing. Red brick fireplace housing wood burning stove. Recessed cupboard. Wall lights.

Dining Area - 3.8m x 2.89m (12'5" x 9'5") Window to front with secondary glazing. Wall mounted electric heater. Radiator. Wall lights.

Kitchen/Breakfast/Family Room - 4.84m x 4.59m (15'10" x 15'0") Overall measurement. The kitchen area is fitted with a modern range of units with complementary work surfaces over incorporating a breakfast bar. Tall larder unit housing fridge/freezer. Built-in double oven/grill with ceramic hob above and extractor hood over. Space and plumbing for washing machine. Ample space for a table and chairs and some comfortable occasional furniture. Tiled flooring throughout. Stairs rising to first floor. Window to rear and double doors opening to the garden.

Small Lobby : Giving access to bathroom and W.C. Door to airing cupboard housing pre-lagged hot water cylinder.

Bathroom : Panel enclosed bath. Independent shower cubicle with glazed screen. Pedestal wash hand basin. Tiled floor. Frosted window.

Separate W.C : Low flush w.c. Wall mounted wash hand basin. Frosted window.

First Floor : Small landing with radiator.

Bedroom - 3.77m x 2.82m (12'4" x 9'3") Plus deep alcove. Window to front with secondary glazing. Brick chimney breast. Radiator.

Bedroom - 3.74m x 2.81m (12'3" x 9'2") Window to front with secondary glazing. Radiator.

Exterior :

The westerly aspect rear garden is predominantly walled with a high degree of seclusion. A crazy paved patio runs the full width of the cottage. Outside water tap. The garden is in need of some work, but will make a lovely outside space with some attention.

Services : Mains services: Water, drainage and electricity. We are advised by the owner that the hot water and central heating radiators can be powered by the log-burning stove during the cooler winter months, and by electricity during the warmer months when the stove is not in use.

















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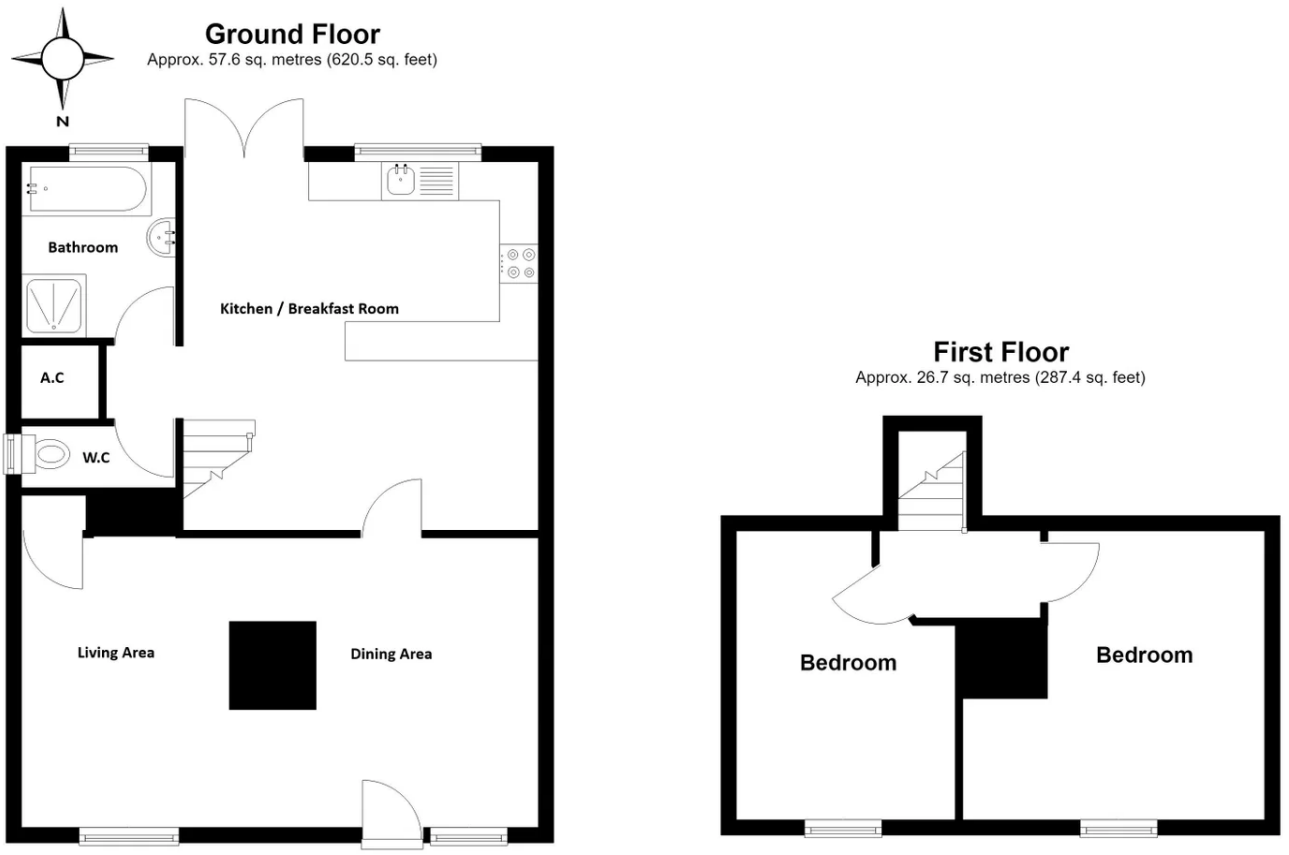

Total area: approx. 84.4 sq. metres (907.9 sq. feet)

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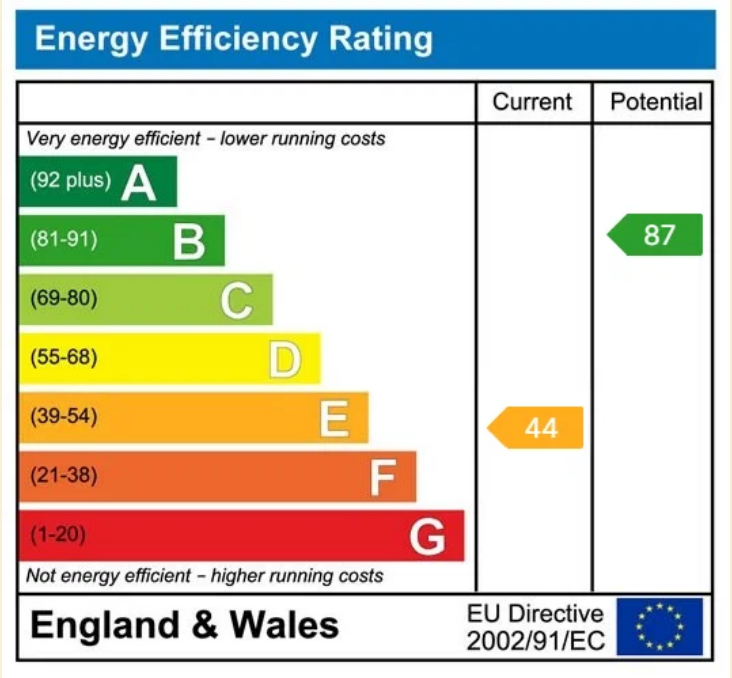
Ashdown Cottage



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01920 822999

puckeridge@oliverminton.com

https://www.oliverminton.com/

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