



NORGANS

Surveyors & Estate Agents

WISTERIA COTTAGE MAYDENCROFT LANE GOSMORE



Wisteria Cottage Maydencroft Lane Gosmore Hertfordshire SG4 7QB

Guide Price £1,000,000

Viewings to commence Friday 3rd October 2025

A deceptively spacious, detached family style home situated within a mature picturesque setting close to the centre of this thriving pretty village.

Originally separate cottages, the property was subject to considerable investment, extension and remodelling back in 2007. Wisteria Cottage stands on a good sized private plot and features off street parking for two cars. The property offers a flexible arrangement of living accommodation with many quality fittings plus features under floor gas fired central heating to both ground and floors plus a heat recovery system.

The accommodation features a wide central hallway with a cloakroom. A formal dining room. Separate dual aspect sitting room plus an impressive social kitchen/breakfast room with appliances and utility. In addition there is a spacious basement room that has previously been used as a play room. Upstairs there are four good sized double bedrooms including a master bedroom with en-suite and a large family bathroom.

Viewing is highly recommended in order to appreciate the flexibility that this CHAIN FREE home provides.

Viewing

By appointment with Norgans Estate Agents.







THE ACCOMMODATION COMPRISES ON THE GROUND FLOOR

ENTRANCE HALL

Solid entrance door with central stained glass window and double glazed side window. Staircase to the first floor with two built in storage cupboards below. Coved Ceiling. Recessed spot lighting. Quarry tiled flooring. Built in Airing Cupboard with pressurised hot water tank. Oak doors to the Kitchen, Sitting Room, Dining Room and Cloakroom.

CLOAKROOM

White suite featuring a high level WC and a wall mounted wash hand basin. Frosted double glazed window to the front. Continuous Quarry tiled flooring from the entrance hall. Extractor. Recessed spot lighting.

DINING ROOM

11'11 x 11'10 (3.63m x 3.61m)

With two double glazed windows to the front, continuous quarry tiled flooring from the entrance hall. central Chimney breast. Telephone point.

SITTING ROOM

19'8 x 11'8 (5.99m x 3.56m)

A dual aspect room with two double glazed windows to

the front and one with views towards the rear garden. Coved ceiling. Television and telephone points. Wooden flooring.

SOCIAL KITCHEN/BREAKFAST ROOM

17'4 x 12'4 (5.28m x 3.76m)

Measurements include the staircase leading down to the basement. The kitchen is fitted with a comprehensive range of classic Shaker style storage units featuring soft close doors and drawers plus ample wooden work tops incorporating a double bowl, ceramic butlers sink with mixer tap. Partly ceramic tiled walls. Fitted double larder style storage cupboard plus space for a dishwasher and up right fridge freezer. Freestanding Rangemaster oven with 5 ring gas hob, double oven, grill and extractor. Recessed spot lighting. Quarry tiled flooring. Double glazed window and door with side window providing access and views over the rear garden. Breakfast area, staircase down to the basement. Oak door to the utility room.

UTILITY ROOM

5'5 x 3'8 plus recess (1.65m x 1.12m plus recess)

Double glazed door to the rear garden. Space to stack a washing machine and tumble dryer. Ceramic butlers style sink set into a wooden work top with storage cupboard below. Partly ceramic tiled walls. Quarry tiled floor. Wall mounted Worcester gas fired combination boiler.

BASEMENT

14'1 x 11'5 x 7'9 head height (4.29m x 3.48m x 2.36m head height)

Previously been used as a playroom or additional sitting room. Oak effect flooring. Two built in under stairs storage cupboards. Recess spot lights. Television and telephone points. Double glazed basement window to the side.

ON THE FIRST FLOOR

LANDING

With oak doors providing access to all bedroom and family bathroom. Over stairs airing cupboard with heated towel rail. A range of fitted display/book shelving. Coved ceiling. Access to the loft space.

BEDROOM ONE

14'11 x 12'5 (4.55m x 3.78m)

Measurements do not include two built in wardrobe cupboards with hanging rails and shelving. Two double glazed windows with attractive views over the rear garden. Coved ceiling. Oak door to:

ENSUITE SHOWER ROOM

6'7 x 5'6 (2.01m x 1.68m)

Fitted with a white suite featuring a WC, pedestal wash hand basin and corner shower cubicle with double entry doors plus a shower unit with fixed and flexible shower



heads. Recessed spot lighting. Double glazed frosted window to the rear. Partly ceramic tiled walls. Wall light point. Ceramic tiled floor.

BEDROOM TWO

11'9 x 9'8 plus fitted wardrobe cupboards (3.58m x 2.95m plus fitted wardrobe cupboards)

Double glazed window to the front. Coved ceiling. Recessed spot lighting. Two built in wardrobe cupboards with hanging rails and shelving.

BEDROOM THREE

11'9 x 9'3 plus fitted wardrobe cupboards (3.58m x 2.82m plus fitted wardrobe cupboards)

Double glazed window to the front. Coved ceiling. Recessed spot lighting. Two built in wardrobe cupboards with hanging rails and shelving.

BEDROOM FOUR

11'9 x 7'8 (3.58m x 2.34m)

Double glazed window to the rear. Coved ceiling. Recessed spot lighting. Built in wardrobe cupboard with hanging rail and shelving.

FAMILY BATHROOM

9'8 x 5'6 (2.95m x 1.68m)

A dual aspect room with double glazed frosted windows to the front and side of the property. White suite featuring a WC, wash hand basin, freestanding claw

foot bath with mixer tap shower attachment plus a separate corner shower cubicle with double entry doors. Fixed and flexible shower heads. Recessed spot lighting. Ceramic tiled floor. Heated chrome towel rail, partly ceramic tiled walls and wall light point.

OUTSIDE

AT THE FRONT

The front border has been gravelled for the ease of maintenance. A block paved driveway provides access to the front door and off street parking. Outside lighting. Gated access to the rear garden.

AT THE REAR

The private rear garden is laid mainly to lawn. It is enclosed by panelled fencing with various flower and shrub borders. To the immediate rear of the property is a block paved patio and pathway which leads to two timber framed storage sheds. Outside lighting, power point and garden tap.

DETACHED GARDEN BUILDING

Presently split into two garden stores measuring 12' x 8' and 8' x 8' respectively.

COUNCIL TAX

We are advised that the Council tax band for this property is currently Band G. This information was

obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the internet.

FLOOR AREA

Approximately 168 sqm Please note that this measurement has been taken from the EPC and may not include any unheated areas/rooms.

EPC RATING

Current: D

Potential: D

FLOOR PLANS

Please note that the floor plans are not to scale and are intended for illustrative purposes only. Any dimensions given are approximate. Therefore the accuracy of the floor plans cannot be guaranteed.

SERVICES

All mains services are understood to be installed and connected. Please note that Norgans have not tested any services or appliances connected or installed at this property.

TENURE - FREEHOLD

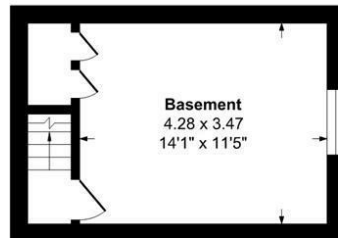
We are advised that this property is Freehold.

VIEWINGS

By appointment with Norgans (tel: 01462 455225/email: hitchin@norgans.co.uk)

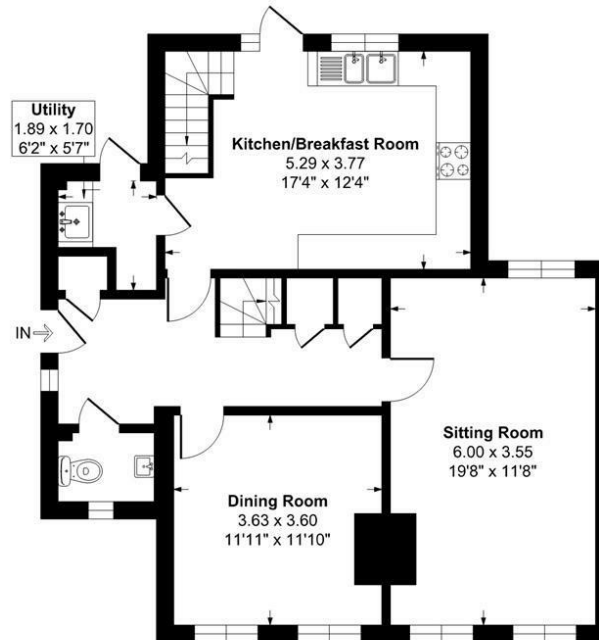
Basement

Approx. 17.9 sq. metres (193.4 sq. feet)



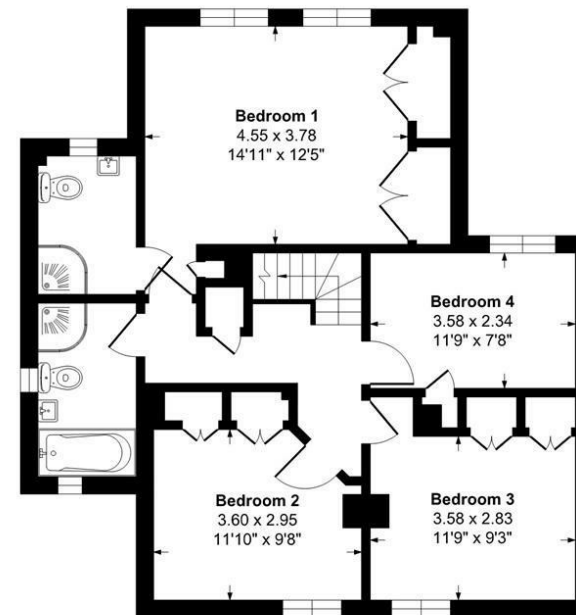
Ground Floor

Approx. 75.3 sq. metres (811.2 sq. feet)



First Floor

Approx. 75.3 sq. metres (811.2 sq. feet)



Total area: approx. 168.7 sq. metres (1816.0 sq. feet)

For guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, system and appliances shown have not been tested and no guarantee as to their operability can be given.