



Briarswood
Great Hornead | Buntingford | Hertfordshire | SG9 0NT

STEP INSIDE

Briarswood

A stunning four-bedroom detached family home, built in the late 1990s and offered with no onward chain. Set within a plot of approximately 1.5 acres, the property enjoys a south-facing rear garden and offers around 3,276 sq. ft. of accommodation in the main house, including the cellar. There is also a recently rethatched barn/garage of approximately 1,291 sq. ft. The home benefits from ample driveway parking, oil-fired central heating, mains drainage, EPC Band D and Council Tax Band G.

Step Inside

A beautiful veranda and solid wooden front door open into a light and spacious hallway, featuring a vaulted ceiling, tiled flooring and stairs rising to the first-floor galleried landing. There is also a cloakroom on the ground floor.

The grand living room is a wonderful entertaining space, with triple-aspect windows and French doors leading out to the rear terrace. For cosy winter evenings, there is a delightful brick fireplace with a wood-burning stove. A door from the living room, along with double doors from the hallway, connects effortlessly to the dining room. This spacious room also features French doors to the terrace, tiled flooring and a door through to the kitchen.

The traditional farmhouse kitchen is the heart of the home, complete with an Aga and space for a large kitchen table where family and friends can gather. There is also a utility area, generous storage and tiled flooring throughout. An enclosed porch/boot room with barn-style doors provides an ideal entrance after a countryside walk, offering a practical place for dogs to dry off and relax.

To the front of the house is a cosy sitting room with wooden flooring, a brick-built fireplace and an open fire. A gas-strut-assisted trap door leads down to the cellar, where a piano-key-style staircase descends to a quarry-tiled room of approximately 230 sq. ft., with a 9 ft ceiling height, power and lighting.

On the first floor, a superb galleried landing features Velux windows to the rear and a striking half-landing picture window with a shelf. There is also a generous area that would make an ideal desk or office space for those working from home.

The principal bedroom is spacious and bright, with French doors opening to a Juliet balcony from which to enjoy the beautiful garden views each morning. It also includes built-in wardrobes, a Velux window and an en-suite shower room. There is a further spacious bedroom with built-in wardrobes and a Velux window to the front, a guest bedroom with an en-suite, and a fourth bedroom with built-in wardrobes. The family bathroom has two Velux windows to the rear, a freestanding bath, walk-in shower, vanity sink, WC and plenty of storage.













STEP OUTSIDE

Briarswood

The property sits within a stunning plot of approximately 1.5 acres. A five-bar gate, framed by curved red-brick walls, opens onto a gravel driveway with parking for numerous cars. There is a delightful flower bed, along with gated access to the rear garden.

The detached, unlisted barn has recently been rethatched and extends to approximately 1,291 sq. ft. It has two sets of double doors and is currently arranged with one end used as a garage/store, while the other would lend itself perfectly to a studio, office or gym. Subject to planning permission, there may also be potential to convert the barn into an annexe.

The rear garden offers numerous wonderful places to sit and enjoy the surroundings. A large south-facing terrace is bordered by attractive flower beds and includes a water tap, with steps leading up to an elevated patio enclosed by wrought-iron fencing and a BBQ area. Further steps lead to the main lawn, which is framed by raised borders and mature trees. There is also a greenhouse, space for a vegetable garden, and a large shed/garage discreetly positioned to the right, close to the tree line.

Location

Great Hormead is a charming village, and offers options of Hormead Hedgehogs Preschool and Hormead C of E First School and Nursery. The village is just over 3 miles from Buntingford, just over 9 miles from Royston and just over 10 miles from Bishop's Stortford.

For frequent flyers, Stansted Airport is approximately 16.6 miles away, Luton Airport is 27.7 miles away and Heathrow Airport is 59.8 miles away.



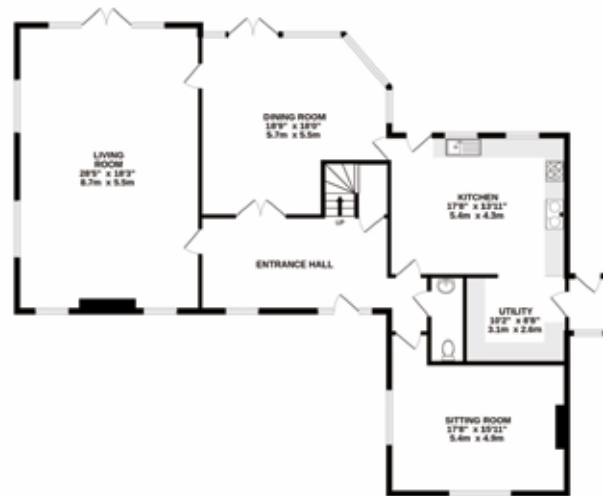




CELLAR
230 sq.ft. (21.4 sq.m.) approx.



GROUND FLOOR
3473 sq.ft. (320.4 sq.m.) approx.



1ST FLOOR
1373 sq.ft. (127.9 sq.m.) approx.



OUTBUILDING
1291 sq.ft. (119.9 sq.m.) approx.



TOTAL FLOOR AREA: 4567 sq.ft. (424.3 sq.m.) approx. Including Outbuilding

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		92 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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