



**Oliver
Minton**

Village & Rural Homes



'Mallards', 1 The Street, Puckeridge, Herts, SG11 2QE

Guide Price £1,095,000 Freehold

Oliver Minton Village & Rural Homes are delighted to offer For Sale this stylishly and immaculately presented four bedroom period family house within the Conservation Area in the centre of this highly sought-after East Herts village. With electric remote control gates giving access to the rear parking area and delightful, secluded garden, other features include high quality double glazed windows with fitted shutter blinds, gas central heating with underfloor heating and spacious accommodation comprising: Inner reception hall, cloakroom, utility room, sitting room, study, superb open-plan kitchen/living room, 4 double bedrooms, 2 en-suites and luxury family bathroom.

Gated Driveway A block paved driveway with remote control electric double gates.

Utility Room - 3.96m x 2.34m (12'11" x 7'8") Excellent range of fitted storage units including 'drying cupboard' with double doors. Quartz work surfaces incorporating enamel sink. Integrated upright Neff freezer. Double glazed window to rear with fitted shutter blinds. Double glazed door from rear. Plumbing for washing machine and tumble dryer. Ceramic tiled floor. Inset ceiling lights. Heated towel rail. Extractor fan.

Inner Reception Hall Oak staircase to first floor with understairs storage cupboard with automatic light. Ceramic tiled floor with underfloor heating. Inset ceiling lights. Door to Utility Room. Door to Cloakroom. Door to Kitchen/Living Room. Recessed storage cupboard housing fuse boxes, underfloor heating controls, water softener, media controls, alarm system controls, automatic light.

Cloakroom Contemporary white suite comprising 'Villeroy & Boch' WC with concealed 'Geberit' cistern, white wash hand basin with cupboard under by 'Roper Rhodes'. Ceramic tiled floor with underfloor heating. Automatic inset ceiling lights. Extractor fan. Chrome heated towel rail.

Sitting Room - 3.76m x 3.66m (12'4" x 12'0") Double glazed window to front with shutter blinds. Attractive open fireplace.

Superb open-plan Kitchen/Living Room A wonderful family/entertaining room, forming the real hub of the house. Ceramic tiled floor throughout with underfloor heating.

Living/Dining Area - 6.53m x 3.45m (21'5" x 11'3") Double glazed bi-fold doors to rear. Door to Study/Boot Room. Door to inner hall. Door to Sitting Room. Fireplace recess with inset 'Chesneys Alpine' wood burning stove. Double glazed window to front with shutter blinds.

Kitchen Area - 4.29m x 3.99m (14'0" x 13'1") Quartz work surfaces and breakfast bar peninsular. Inset 'Shaws Classic' enamel sink, with 'Perrin & Rowe' filtered water tap and 'Quooker' instant boiling water tap. 6-ring 'Rangemaster' dual fuel range cooker with triple ovens, storage drawer and remote controlled extractor unit above. Integrated Neff fridge, Miele combination electric microwave oven and integrated dishwasher. Excellent range of fitted wall, base and drawers unit including double refuse bin. Dual aspect double glazed windows to front and side, with shutter blinds. Inset ceiling lights. Door to:





Study/Entrance Hall - 2.57m x 1.93m (8'5" x 6'3") External entrance door. Inset ceiling lights. Double glazed window with shutter blinds. Ceramic tiled flooring.

First Floor Landing Double glazed vertical feature windows to rear. Access hatch to part boarded loft with loft ladder, light and housing wall-mounted gas fired boiler.

Bedroom One - 3.99m x 3.78m (13'1" x 12'4") Dual aspect double glazed windows with fitted shutter blinds and lovely views down towards the picturesque village ford. Door to:

Luxury En-Suite Shower Room - 2.51m x 2.18m (8'2" x 7'1") Full depth shower area with 'Hansgrohe' shower and glazed shower screen. 'Villeroy & Boch' WC with 'Geberit' concealed cistern. Contemporary 'Ambiance Bain' wash hand basin with storage drawers below. Double glazed window to rear with fitted shutter blinds. Inset automatic ceiling lights. Chrome heated towel rail. Ceramic tiled floor. Extractor fan.

Bedroom Two - 3.68m x 3.4m (12'0" x 11'1") Double glazed window to front with shutter blinds. Double doors to recessed wardrobe cupboard with automatic light. Door to:

En-Suite Shower Room - 2.84m x 1.09m (9'3" x 3'6") White 'Villeroy & Boch' WC with slimline 'Geberit' cistern, full width 'Hansgrohe' shower cubicle with glazed screen, contemporary 'Ambiance Bain' wash hand basin with storage drawer below. Heated towel rail. Inset automatic ceiling lights. Extractor fan.

Bedroom Three - 3.68m x 3.2m (12'0" x 10'5") Double glazed window to front with shutter blinds. Double doors to recessed wardrobe cupboard with automatic light.

Bedroom Four - 4.14m x 2.57m (13'6" x 8'5") Dual aspect double glazed windows to side and rear with views over garden and towards the ford.

Luxury Family Bathroom - 3.53m x 1.65m (11'6" x 5'4") Bespoke white suite comprising 'Villeroy & Boch' bath with hand shower, 'Svedberg' wash hand basin with storage drawers below, 'Villeroy & Boch' WC with concealed cistern. Full width shower area with glazed screen. Inset ceiling lights. Extractor fan. Heated towel rail. Double glazed window with shutter blinds. Complementary Porcelanosa fully tiled walls and floor. Automatic light.

Rear Driveway/Parking Area Access via electric entrance gates. Block paved driveway and additional shingle based parking area offering scope for building of garage/cart lodge. Outside power points and water taps. Access to:

Attractive Walled Rear Garden A lovely secluded and enclosed garden, laid to lawn with attractive feature wall and beech hedging. Flower and shrub border. Water tap.



Agent Notes

Double glazed windows and external doors by 'Westbury Windows & Joinery'.

Security alarm system. Underfloor heating to the ground and first floors.

Mains services are connected: mains water, sewerage, electricity, gas fired central heating (untested).

Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>

NB - In accordance with the Estate Agency Act 1979, we are obliged to point out that the seller of this property is related to a member of staff at Oliver Minton Estate Agents.

- Superb Character Family House
- Central sought-after village location
- Beautifully Presented with luxurious fittings
- 4 Double Bedrooms
- 3 Luxury Shower/Bathrooms & Cloakroom
- Wonderful open-plan Kitchen/Living Room
- Sitting Room & Study
- Utility Room
- Electric Gated Entrance
- Attractive Walled Garden





NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.



GROUND FLOOR
880 sq.ft. (81.8 sq.m.) approx.



1ST FLOOR
777 sq.ft. (72.2 sq.m.) approx.



TOTAL FLOOR AREA: 1658 sq.ft. (154.0 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Viewing Arrangements:

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