



Mulberry House  
Friars Road | Braughing | Hertfordshire | SG11 2NH



## Mulberry House

A stunning Five-bedroom detached property built in 2008, situated in the idyllic village of Braughing. The property is located at the end of a private road of just 2 homes and overlooks the playing fields to the rear. There is approximately 2533 sq. Ft of floor area including the double garage with driveway parking and set within approximately 0.15 acres. This well-designed and economic family home has a spacious living room with open plan kitchen dining and sitting area, three bathrooms, a large study and utility room. There is gas central heating, mains sewerage, EPC band B, council tax band G.

### Step Inside

Step into a marble tiled floor hallway, with staircase leading to the first floor. There is a cloakroom, large study with door to the side, ideal for client to enter from the garden if working from home. A fabulous utility room, a space for creativity and is perfect if you have pets, as there is a side door with access after a lovely long dog walk. The living room is spacious with two feature windows and bi folding doors across the back leading out to the rear garden, ideal for entertaining.

The kitchen dining area and sitting room is the heart of the home, modern, light and spacious with plenty of windows and bi folding doors to allow the light to flood in. It features a modern contemporary kitchen with Miele appliances, stone worktops, and marble tiled flooring throughout.

The first floor landing is spacious and light, the principle bedroom has wonderful views over privately owned playing fields, the village and the fields beyond. It includes built in wardrobes and an ensuite shower room. The bedroom next door which is the fifth bedroom has a door leading into the third bedroom and currently serves as a walk in dressing room. This can easily be changed to make the fifth bedroom separate however works extremely well as a connecting space. These three bedrooms are all to the rear of the property and enjoy the wonderful views. There is a further fourth bedroom, and large family bathroom with delightful hallway, a great spot to relax and read a book. The second largest bedroom also has an ensuite shower room and Velux windows to the rear and window to the front.















### Step Outside

There is a double garage with driveway parking in front of the property for plenty of cars. Secure gates either side of the property lead to the rear garden, study and utility room.

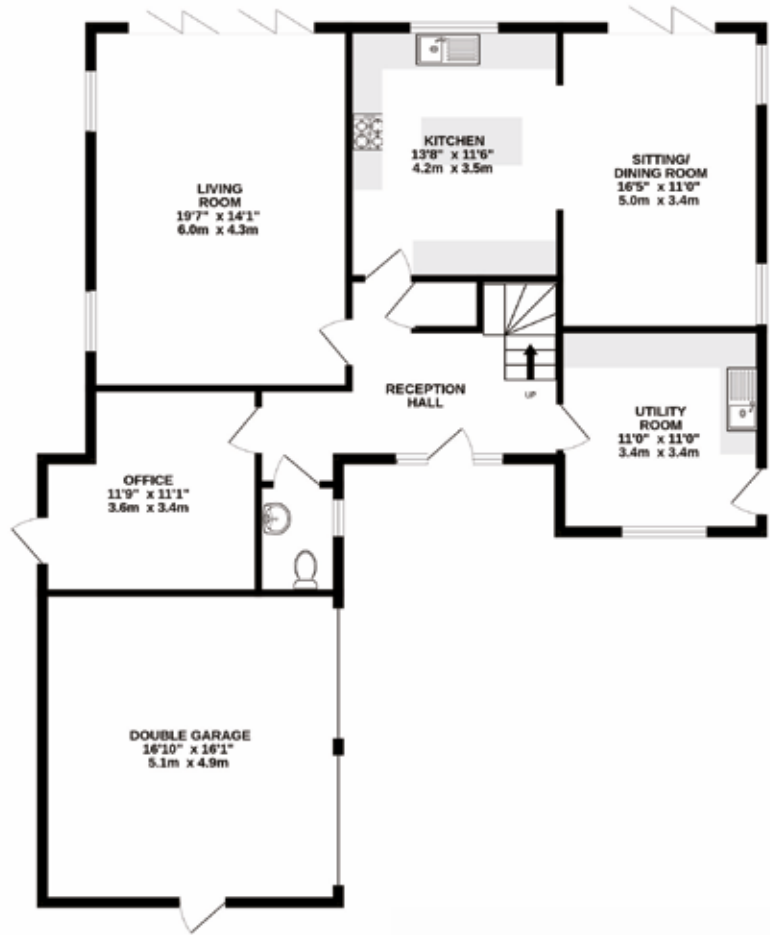
The rear garden wraps around the rear over the property with patio areas and laid lawns. A private garden backing onto the playing fields.

### Location

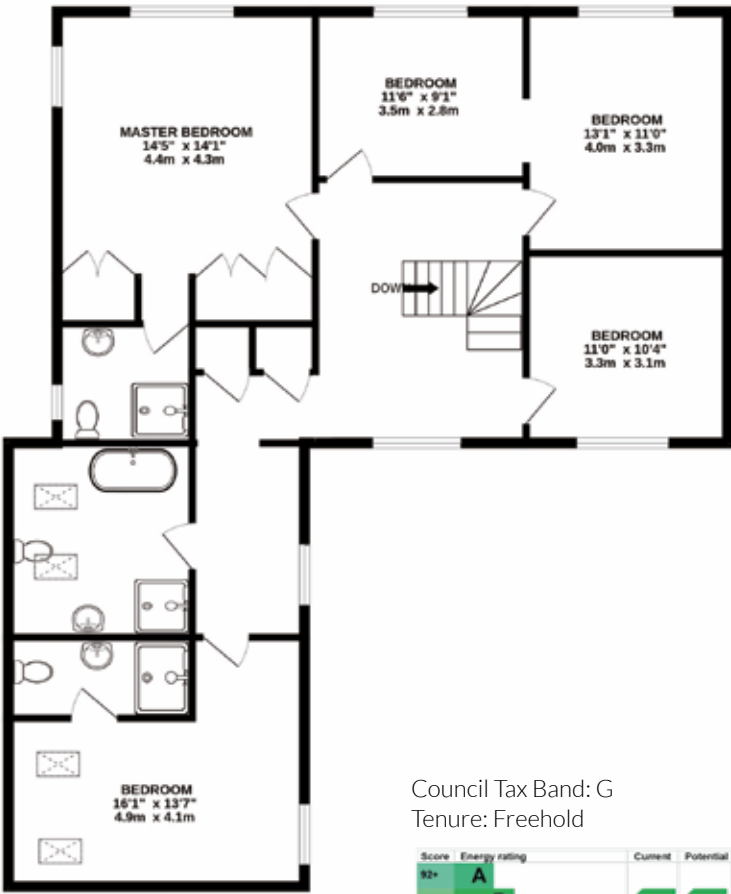
Set in the most sought-after village of Braughing which is nestled between Puckeridge and Buntingford, many country walks, pubs on the doorstep and a real community welcome. This fabulous home is less than 3 miles to Puckeridge and Standon villages and 4.2 miles to Buntingford, where there are plenty of first, middle schools and a secondary. There are a variety of lovely pubs, shops and hairdressers to choose from and many restaurants in Buntingford. Bishops Stortford is a popular choice and just 7 miles from Braughing, a High Street with excellent shopping, restaurants and bowling. An array of Ofsted Outstanding secondary state schools and Bishops Stortford College along with fast trains into London and Cambridge and less than 10 minutes to Stansted Airport terminal. The nearby train stations are Bishops Stortford 7.9 miles; Ware are 8.5 miles and Royston 12.3 miles.



GROUND FLOOR  
1288 sq.ft. (119.7 sq.m.) approx.



1ST FLOOR  
1245 sq.ft. (115.7 sq.m.) approx.



TOTAL FLOOR AREA : 2533 sq.ft. (235.4 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.

Council Tax Band: G  
Tenure: Freehold



Fine & Country Ware, Hertford and Welwyn  
Office 1, 21 Baldock Street, Ware, Hertfordshire SG12 9DH  
01920 443898 | 07859 977793 | [heather.curtis@fineandcountry.com](mailto:heather.curtis@fineandcountry.com)

