



Crowsfoot Cottage, 8 Green Lane, Braughing, Herts SG11 2QG

- Guide Price £625,000 Freehold



Oliver
Gordon

This delightful cottage presents a superb opportunity to acquire a beautifully presented, Grade II Listed, characterful home set in a highly appealing village setting. Features include solid wood floors, exposed timbers, brick built fireplace with wood burner and versatile accommodation that provides: three bedrooms, including a versatile ground floor bedroom with en-suite facilities plus a first floor bathroom, a well-proportioned reception room, garden room and modern fitted kitchen. Gas central heating to radiators provides comfort throughout, whilst externally there is excellent outdoor space with convenient driveway parking to the front and a beautifully tended, southerly aspect garden of approximately 130ft in length.

Accommodation : Front door opening to:

Enclosed Porch : Window to front. Radiator. Wood flooring. Double doors to useful storage cupboard. Multi-pane door to:

Kitchen - 2.7m x 2.39m (8'10" x 7'10")

Fitted with a range of cream wall and base cabinets complemented by wood-block work surfaces and tiled splash-backs. Features an inset one-and-a-half bowl sink with drainer, space for a washing machine and tall fridge freezer, and an integrated slimline dishwasher. Built-in oven and grill with a four-ring gas hob and extractor hood above. Cupboard housing the 'Potterton' gas-fired boiler, together with a deep recessed storage cupboard. Window to the front aspect. Wood flooring. Attractive exposed studwork provides a sightline through the cottage and out towards the garden.

Sitting Room - 4.23m x 3.58m (13'10" x 11'8")

Plus deep alcove. Most attractive red brick fireplace with timber bresummer housing wood burning stove. Under stairs storage cupboard. Radiator. Wood flooring. Door leading to staircase. Multi pane window and door leading to the garden room.

Garden Room - 5.32m x 2.48m (17'5" x 8'1")

A great addition to the cottage, this room enjoys delightful views over the garden. A radiator provides year-round comfort, making it a versatile space for every season. The glazed roof with fitted blinds and full-length windows and double doors fill the room with natural light and creates a connection to the garden. A multi-pane door leads through to the ground-floor bedroom.

Ground Floor Bedroom - 4.9m x 2.56m (16'0" x 8'4")

Lovely light room, with full length window and door opening to the rear garden. Radiator. Wood flooring. Door to:

Small Lobby : With door to outside and door to:

En-Suite : Fitted with a corner shower cubicle with glazed screen. Vanity wash hand basin with cupboard below. Low flush w.c. Chrome heated towel rail. Fully tiled walls and floor. Window to front.





First Floor : Landing with window to side aspect.

Bedroom - 5.05m x 3.07m (16'6" x 10'0")
Overall measurement, divided into two areas of bedroom and dressing room.

Bedroom Area - 3.07m x 2.44m (10'0" x 8'0")
Window to front aspect. Radiator. Open plan to:

Dressing Room - 2.97m x 2.39m (9'8" x 7'10") Window to rear. Built-in open style wardrobe cupboard.

Bedroom - 2.74m x 2.5m (8'11" x 8'2")
Window to rear. Radiator.

Bathroom : Window to front. Modern white suite comprising panel enclosed bath with hand shower attachment, low flush w.c and vanity wash hand basin with cupboard under. Ceramic tiled floor. Heated towel rail.

Outside

Front Driveway To the front, there is a block paved drive with parking for 2-3 cars. Mature flower and shrub beds. Outside water tap.

Rear Garden - 39.62m (130') approximately.

Enjoying a desirable southerly aspect, the charming cottage style garden commences with a paved patio terrace providing ideal space for outdoor dining. A retaining wall with steps rising gently to a shaped lawn featuring flower and shrub beds. Meandering pathways weave through well-stocked borders that provide colour and interest throughout the seasons. Beyond, a further seating area provides a peaceful spot to relax and enjoy the sunshine, with an additional lawned section with a mature backdrop and 'wild garden' area. Two timber garden stores complete this most attractive and well-established garden.

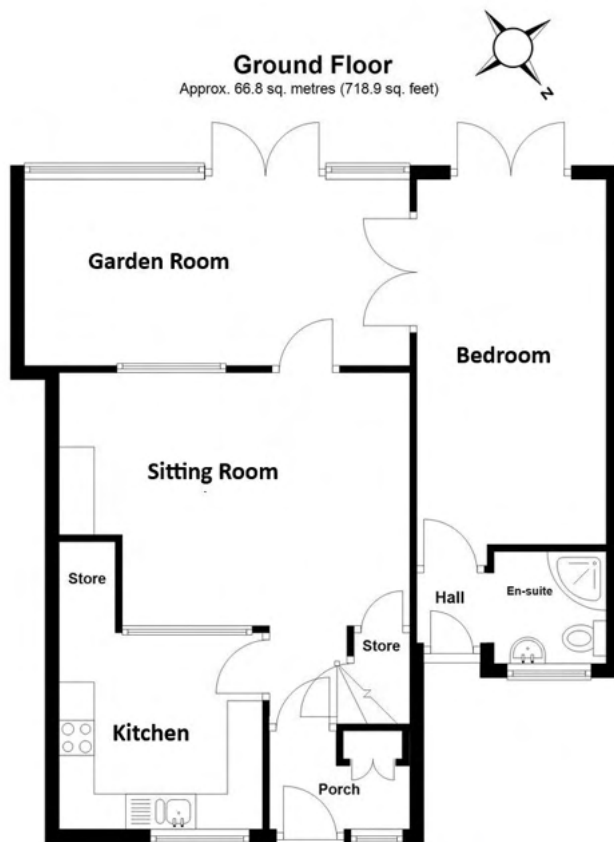
Services : Main services connected: Water, drainage, electricity and mains gas. Gas fired boiler supplies domestic hot water and heating to radiators.

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









Total area: approx. 97.8 sq. metres (1052.6 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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