



Old Bowling Forge
Cottered | Buntingford | Hertfordshire | SG9 9PS

STEP INSIDE

A stunning four-bedroom detached Grade II listed thatched cottage, set in the desirable village of Cottered, Buntingford, overlooking the village green. The home offers two generous living areas, a spacious kitchen breakfast room, a separate utility room and two bathrooms. It also benefits from off-street parking for two cars and a lovely rear garden with generous shed and storage space. Set within a plot of approximately 0.08 acres, the accommodation extends to 1,502 sq. ft. plus outbuildings and re-thatched in 2025. Further features include oil central heating, a new external oil tank, mains drainage, Council Tax Band F and an EPC exemption due to its listed status. This family home offers modern living with plenty of character and charm and has been finished to an exceptional standard.

Step Inside

This chocolate-box home opens into a light entrance hallway with a terracotta tiled floor and a pretty picture window to the side. A staircase leads to the first floor, while the hallway also provides plenty of storage and access to a ground floor Victorian high flush cloakroom.

To the right is a spacious living room with generous ceiling heights, exposed original beams, a brick-built fireplace with a wood-burning stove, and dual-aspect windows overlooking the village green. With wooden flooring and an inviting atmosphere, this cosy space is the perfect place to enjoy winter evenings.

The kitchen breakfast room has a modern Shaker style kitchen with Oak worktops and tiled flooring, and really is the heart of this family home. There is a water softener within the kitchen and a separate utility room with butler sink, oil boiler and tiled flooring with a barn-style door to the garden also ideal for pet owners after a countryside walk, or for taking off muddy wellies after a winter stroll. To the side, a lovely patio offers the perfect spot for a morning tea or coffee, with raised vegetable beds conveniently positioned nearby.

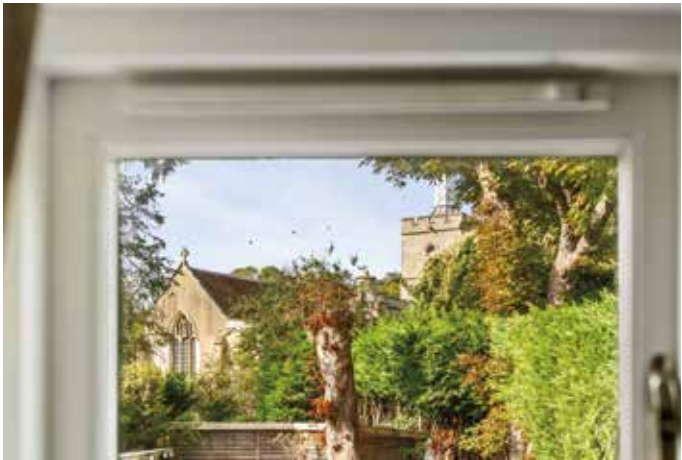
Just beyond the kitchen breakfast room is a lovely sitting room, a light and airy space overlooking the garden. With side windows and French doors opening outside, it is the perfect place to relax throughout the year, while still allowing you to keep an eye on children playing indoors or in the garden.

On the first floor, there are four bedrooms, all with pretty picture windows overlooking the gardens and village green from every angle, along with a Victorian style three-piece family bathroom suite. The principal bedroom, positioned to the rear, is spacious and light, with high ceilings, feature exposed beams and access to a Victorian style shower room that can be used as an ensuite.









STEP OUTSIDE

Set within approximately 0.08 acres, the property has off-street parking for two cars comfortably in tandem.

The West facing garden has a gravel pathway to the left, with a gravel and sleeper terrace and a sleeper seating area. There is also a side patio with raised vegetable beds, a lovely seating area ideal for morning coffee, and a wide side gate leading to the driveway. To the rear, a spacious patio provides room for seating and dining, making it ideal for summer entertaining. The lawn is bordered by a variety of trees and shrubs, with plenty of wooden storage sheds and a larger shed to the rear, currently used as a gym and workshop, which could potentially serve as a home office.

Location

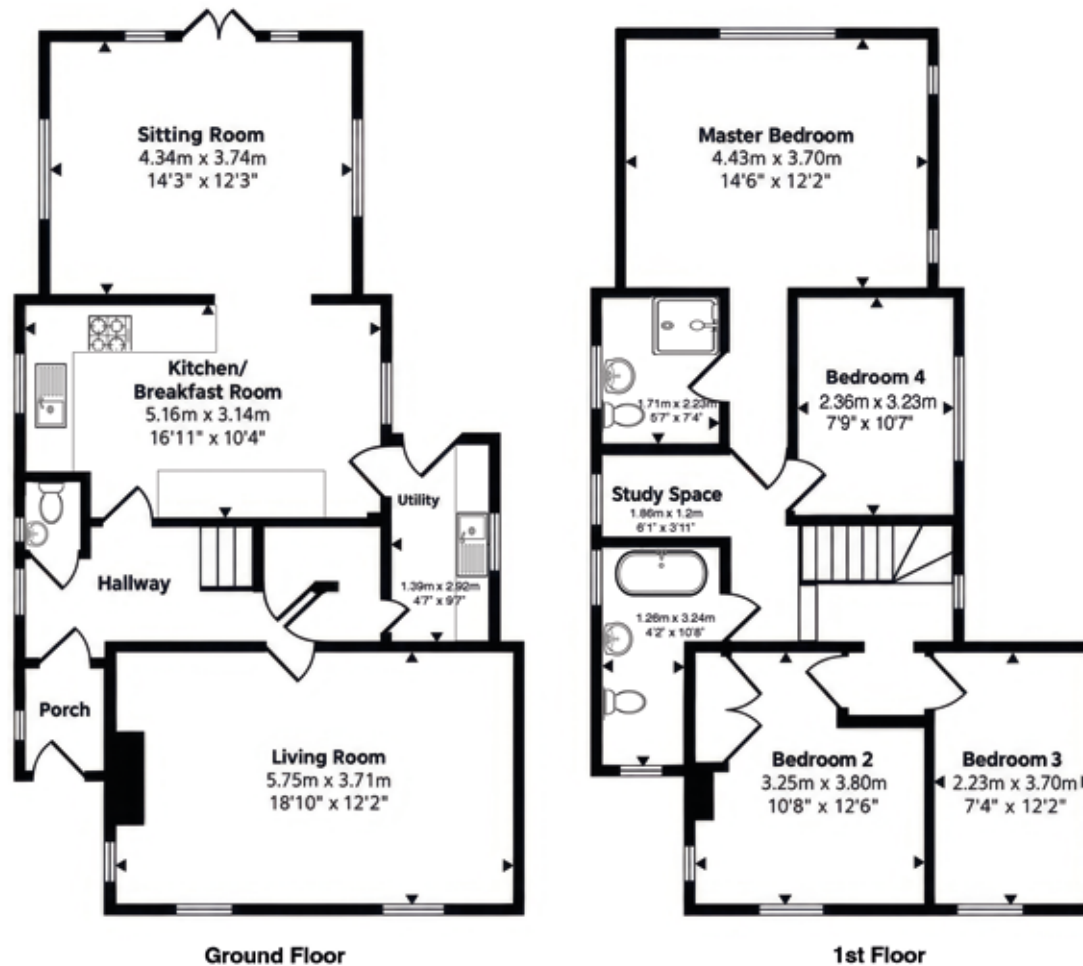
This wonderful home is situated in the heart of Cottred in Hertfordshire, surrounded by many country walks, pubs and the village hall, and offers a real sense of community.

This fabulous home is just 3 miles from Buntingford High Street, 9.8 miles from Royston and 5.9 miles from Baldock.

Nearby train stations at Baldock, Royston, Stevenage, Ware, Bishop's Stortford and Hertford provide a wide choice of options for commuting into London when needed.

For frequent flyers, the property is 21.8 miles from Luton Airport, 20.6 miles from Stansted Airport and 52.7 miles from Heathrow Airport.





TOTAL FLOOR AREA: 1502 sq.ft. (140 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.

EPC Exempt
Tenure: Freehold
Council Tax Band: F

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