



**Oliver
Minton**

Village & Rural Homes



Stile End, Southern Green, Rushden, Herts, SG9 0SX

- Guide Price £750,000

One of a pair and believed to date back to the 1640s, 'Stile End' is a gorgeous and quirky Grade II Listed, timber-framed semi-detached thatched cottage hidden behind automatic gates along a quiet lane in the hamlet of Southern Green, within the village Conservation Area. The accommodation retains many character features including exposed timbers throughout, latch doors, tiled floors and an impressive inglenook fireplace in the sitting room. Enhancing its idyllic rural setting, the property is nestled within extensive and picturesque gardens with ample parking and a detached garage.

Location

The property is in a stunning rural setting, but with the benefit of neighbours and an active village social life. The small hamlet of Southern Green sits in unspoilt countryside and forms part of the attractive village of Rushden, with the Parish Church and a Public House nearby. The lane serving Southern Green is a no-through road and therefore there is very little passing traffic. More extensive facilities can be found in Baldock and Buntingford, both a short drive away. For those wishing to commute, both Stevenage and Baldock offer fast and frequent services into Kings Cross/St Pancras International, taking around 25 and 40 minutes respectively. Both the A1(M) and A10 are within convenient driving distance.

The Property

The accommodation benefits from plenty of natural light, not always found in a period, beamed home, as the majority of rooms enjoy a dual aspect. In brief, the layout offers: An enclosed porch, generous sitting room, separate dining room, kitchen and a ground floor shower room. To the first floor, part-vaulted ceilings provide good headroom with two/three bedrooms, The second bedroom has an en-suite w.c. and an adjacent, similar size room that could be used as a third bedroom or perhaps a dressing room or study, depending on a buyers requirements.

Accommodation : Front door opening to:

Enclosed Entrance Porch :Dual aspect windows. Tiled floor. Door to:

Sitting Room - 4.73m x 4.37m (15'6" x 14'4") The main focal point of this room is the wide inglenook fireplace with a timber bressummer and flagstone hearth that houses the multi-fuel stove. Door to staircase. Under stairs storage area. Modern electric storage heater. Windows to front and rear.

Dining Room - 4.59m x 2.87m (15'0" x 9'4") Windows to front and rear overlooking the gardens. Quarry tiled floor. Electric storage heater. Door to inner lobby. Open square arch through to:

Kitchen - 2.65m x 2.5m (8'8" x 8'2") Fitted with a range of wall and base units with further 'kick-plate' storage drawers. Counter top with tiled splash-backs. Inset one and a half bowl sink and drainer. Spaces and plumbing for washing machine and dishwasher. Space for tall fridge/freezer and free standing electric cooker with extractor hood above. Quarry tiled floor. Dual aspect windows to front and side and stable door opening to the garden.





Inner Lobby : Space for hanging coats and shoe storage. Double doors to meter cupboard. Tiled floor. Door to:

Shower Room : Step-in shower cubicle with 'Triton' electric shower and glazed door. Pedestal wash hand basin. Low flush w.c. 'Dimplex' electric heater. Two windows.

First Floor : Small landing with doors off to bedrooms.

Bedroom One - 4.59m x 2.86m (15'0" x 9'4") Window to front. Door to deep eaves storage area with hanging rails and fitted shelving. Light connected. Also houses pre-lagged hot water cylinder.

Dressing Room/Study - 3.65m x 2.09m (11'11" x 6'10") Accessed from landing. Window to front. High level storage cupboard. Door to bedroom two.

Bedroom Two - 3.23m x 2.35m (10'7" x 7'8") Window to rear. Door to:

En-Suite W.C : Pedestal wash hand basin. Low flush w.c. Built-in storage. Window to rear.



Exterior

The cottage is approached via a shared drive with the immediate neighbour. Electronically operated gates open to the stunning gardens, commencing with a wide gravel drive that in turn leads to the detached garage.

Garage - 4.48m x 4.47m (14'8" x 14'7") Detached garage with electric up and over door. Dual aspect windows and personal door to garden. Power and light connected.

The Gardens

Undoubtedly a standout feature of this delightful period home is the beautifully maintained traditional cottage gardens, a true credit to the current owner. Winding paths meander through neatly clipped dwarf hedging and carefully shaped topiary, interspersed with an array of mature planting and trees, providing year round colour and interest. A generous vegetable garden, together with two greenhouses, offer excellent potential for home growing, perfectly complementing the idyllic country lifestyle.

Services : Mains electricity and mains incoming water supply. Electric storage heating. Sewage is by private, septic tank.

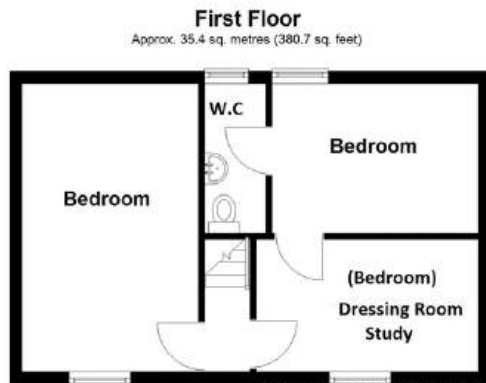
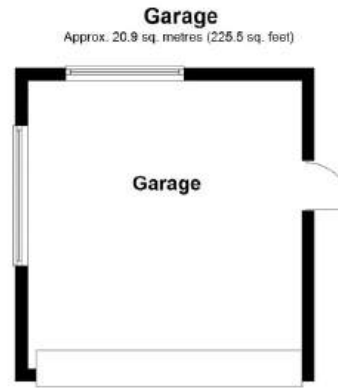
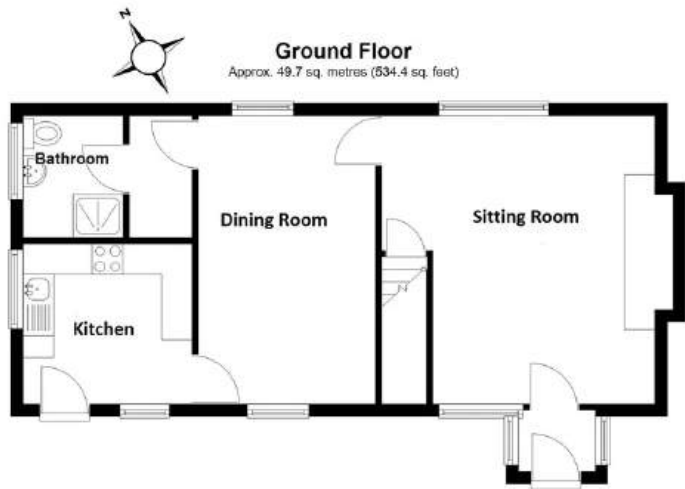
Council Tax Band: E





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Total area: approx. 106.0 sq. metres (1140.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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Stile End



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