

Jonathan Hunt

ESTATE AGENCY

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1 Vine Cottage, Hare Street, Buntingford, Hertfordshire, SG9 0EG

Price Guide £800,000

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CHAIN FREE — Character Cottage with Over an Acre of Mature Gardens, Swimming Pool, Outbuildings and Garage

Set within more than an acre of private, mature gardens, this double-fronted character cottage offers generous, flexible accommodation and a peaceful, secluded setting. The home has been thoughtfully updated over the years while retaining its original charm.

Inside, there's a spacious lounge with fireplace, a separate sitting room with a log burner, and a light-filled open-plan kitchen/family room with a defined dining area. A utility room adds practicality, and a useful wine cellar provides extra storage. Upstairs are four double bedrooms, including a principal bedroom with en-suite, along with a modern family bathroom. The property benefits from LPG central heating and double-glazed windows throughout.

Outside, the plot really comes into its own. Immediately around the cottage is a well-stocked patio garden, with an additional garden area accessed via a five-bar gate, offering off-street parking for numerous vehicles, a garage, cart-lodge and potting shed. A second five-bar gate leads to a further garden extending to over an acre, with wide lawns, a swimming pool and outdoor kitchen, a double garage/workshop, and established trees and planting. The setting is private, quiet and ideal for anyone wanting space, hobbies, or even small-scale equestrian use.



ENTRANCE HALL

LOUNGE 12'1" x 11'5" (3.69 x 3.49)

SITTING ROOM 11'3" x 10'9" (3.45 x 3.30)

DINING AREA 16'0" x 8'3" (4.89 x 2.54)

KITCHEN/FAMILY ROOM 23'8" x 13'3" (7.23 x 4.04)

UTILITY ROOM 7'10" x 5'2" (2.40 x 1.59)

LANDING

PRINCIPAL BEDROOM 13'6" x 11'5" (4.13 x 3.49)

EN-SUITE 8'3" x 5'1" (2.54 x 1.56)

BEDROOM TWO 13'11" x 11'10" (4.26 x 3.63)

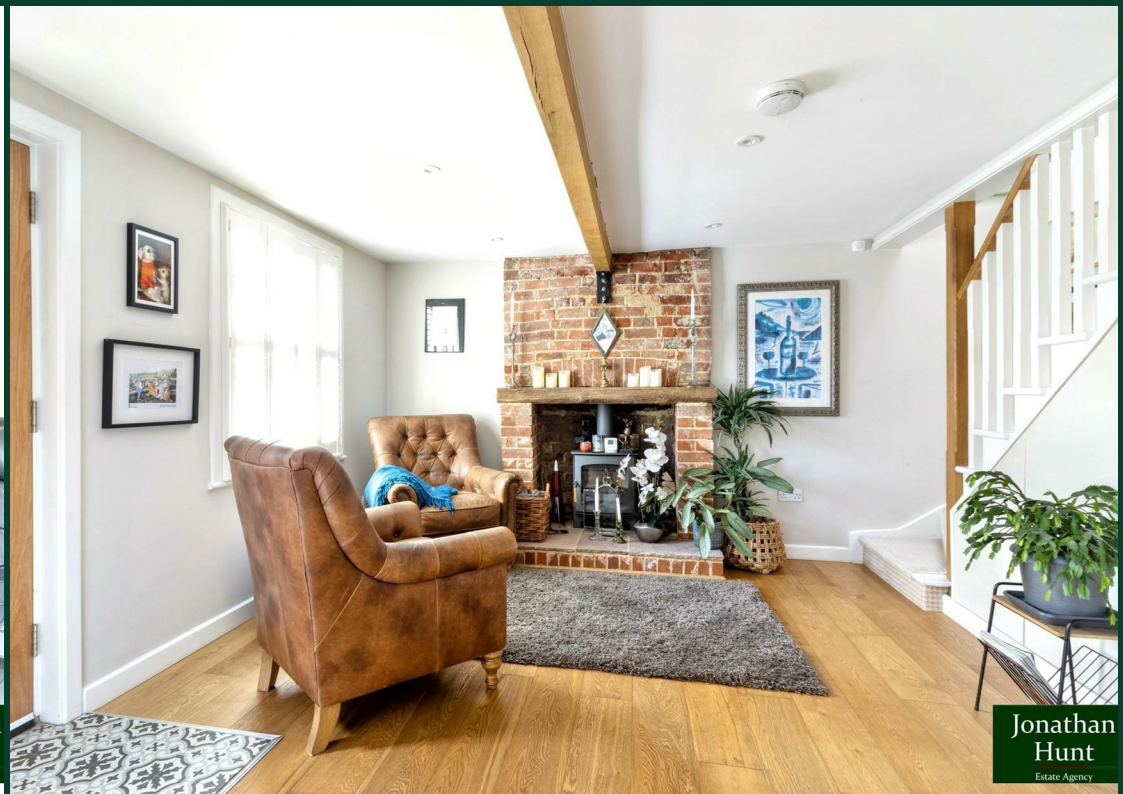
BEDROOM THREE 12'1" x 11'2" (3.70 x 3.42)

STUDY/BEDROOM FOUR 11'10" x 11'0" (3.61 x 3.36)

SHOWER ROOM 8'2" x 6'8" (2.51 x 2.04)



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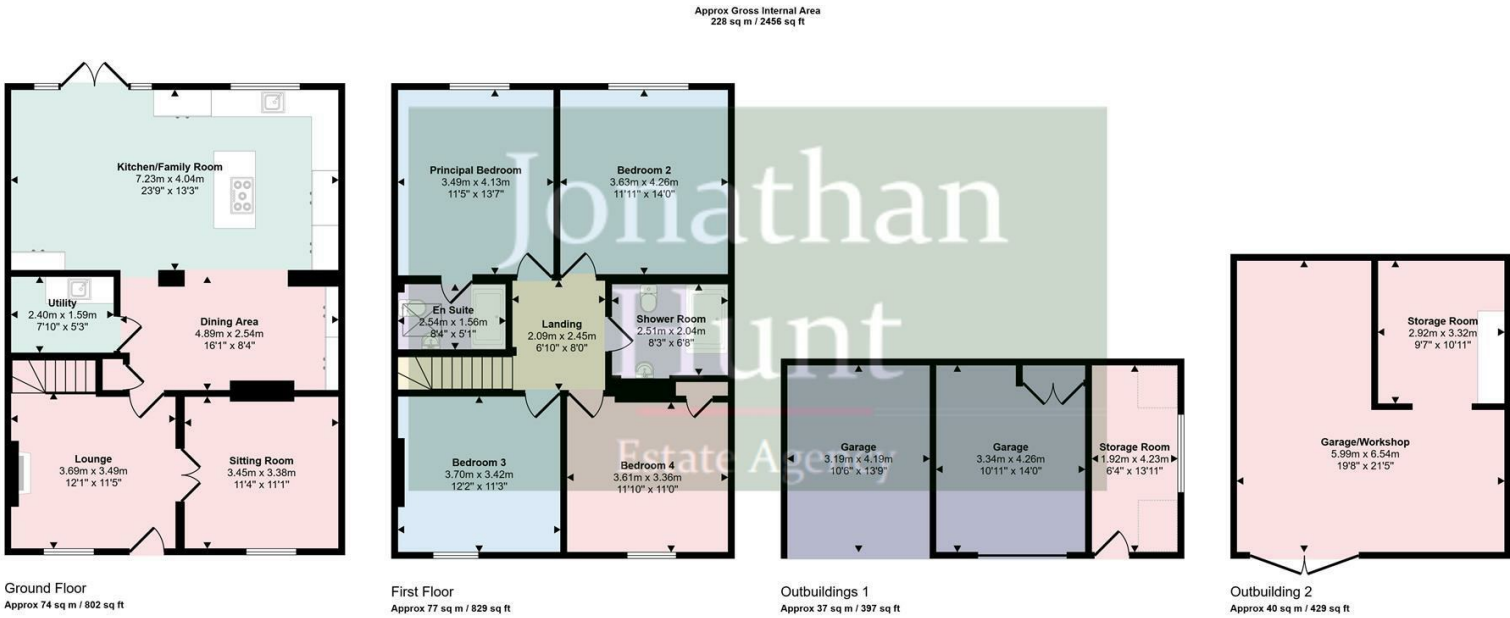


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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

