



iwestates.com

6 Rose Cottages Meesden, Buntingford, SG9 0BA

6 Rose Cottages Meesden, Buntingford, SG9 0BA

Asking Price £645,000

Situated in the picturesque village of Meesden, near Buntingford, this spacious and well-presented semi-detached home offers approximately 1,647 sq ft of versatile accommodation, ideal for modern family living.

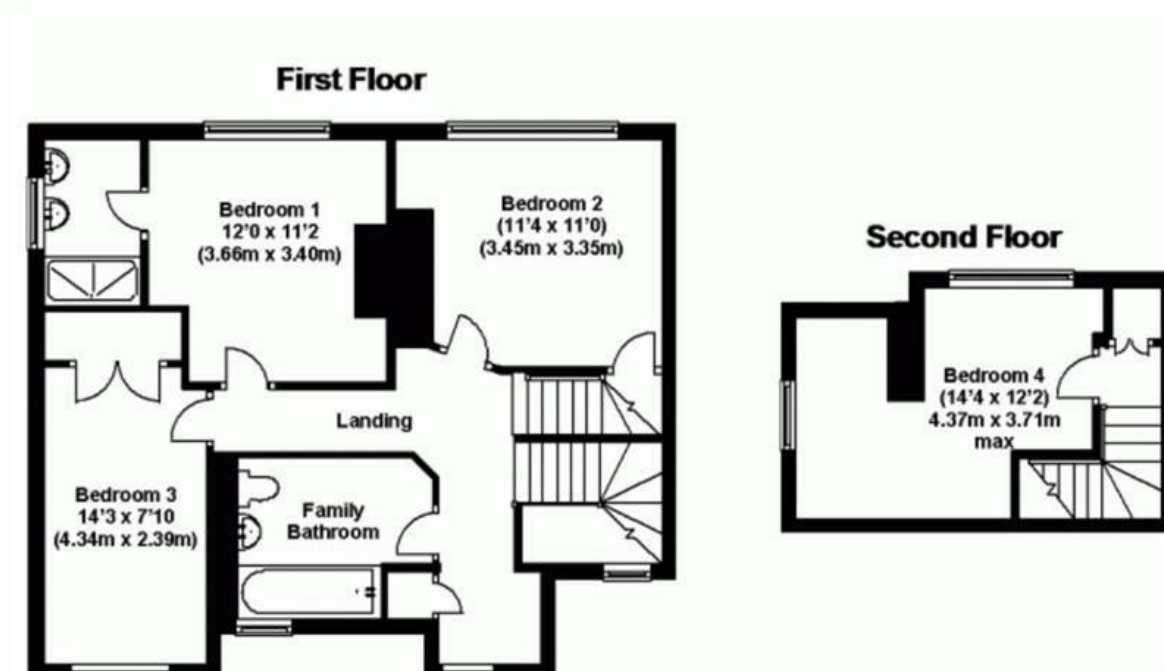
The property boasts four generous reception rooms, providing exceptional flexibility for everyday living and entertaining. Whether you require formal and informal sitting areas, a dedicated dining space, playroom or home office, the adaptable layout caters effortlessly to a variety of needs, with a natural flow between rooms creating a warm and welcoming atmosphere throughout.

Upstairs, there are four well-proportioned bedrooms, each offering comfortable and private accommodation. The home is further complemented by two conveniently located bathrooms, perfectly suited to busy family life. The south facing rear garden is a real gem with its grassed and patio areas overlooking untouched fields.

Externally, the property benefits from driveway parking for up to four vehicles, detached single garage with electric door and nearly new oil tank. Surrounded by open countryside and enjoying the peaceful charm of Meesden, the location offers a wonderful sense of community while remaining within easy reach of Buntingford and surrounding towns.

- Well appointed family home in peaceful village location
- South-facing rear garden overlooking open fields
- Modern kitchen with integrated Bosch appliances
- Nearly new oil tank
- Large frontage with parking for 4 vehicles
- Open-plan dining/family room with panoramic rear windows
- Newly built detached garage with electric door
- Ensuite to master
- Large entrance area with underfloor heating
- Open-plan downstairs creating seamless flow

iW Estates, 42 High Street, Buntingford, Hertfordshire SG9 9AH | 01763 272 391
buntingford@iwestates.com | www.iwestates.com



Total Floor Area: 1646.88 sqft (153 sqm)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

Front External

Shingle driveway flanked either side by lawn and mature bushes. Pathway leading to main road, gated access to rear garden. Oil tank, 4 external lights and parking for 4 vehicles.

Entrance Porch

Tiled floor, carriage light, uPVC double glazed front door with obscured glass and obscured glass side panel, opening to:

Entrance

Double glazed window to front aspect, tiled flooring with underfloor heating, light fitting. Opening to:

Lounge

14'0" x 11'0"
Fitted carpet, 4 wall mounted lights, radiator, fireplace. Opening to:

Dining/Family Room

23'4" x 8'3"
180° aspect double glazed windows to rear aspect, double glazed French doors leading to garden. 10 spotlights inset to ceiling, radiator, tiled floor with underfloor heating, 2 wall mounted lights. Opening to:

Kitchen

12'3" x 10'3"
Tiled floor with underfloor heating, range of cream wall and base units, cream quartz worktops. Bosch 4 point induction hob with extractor over, acrylic splashback behind. Integrated Bosch double oven/grill, integrated Bosch microwave and integrated Bosch dishwasher. Single sink inset to worktop with flex mixer tap over, 2 light fittings. Door to:

Utility

Boiler, plumbing for washing machine, single sink with mixer tap over inset to wooden worktop. Range of wall and base units in cream, tiled flooring, light fitting, double glazed door with obscured glass leading to rear garden. Folding door to:

WC

Tiled flooring, white suite comprising low level dual flush wc and corner hand basin with mixer tap over. Half tiled walls, radiator, light fitting, double glazed window with obscured glass to side aspect.

Family Area

10'10" x 10'7"
Tiled floor with underfloor heating, double glazed window to front aspect, 3 wall mounted lights, 2 understairs cupboards for storage. Door to:

Office

9'4" x 7'10"
Wooden flooring, 2 ceiling mounted strip lights, 2 double glazed windows to front aspect, radiator.

Stairs to First Floor & Landing

Half turn staircase, fitted carpet, double glazed window to front aspect. 1 light fitting, 2 wall mounted lights, storage cupboard, storage area with Velux window over to front aspect.

Bedroom 1

12'0 x 11'2"
Fitted carpet, radiator, 6 spotlights inset to ceiling, double glazed window to rear aspect. Door with obscured glass panels to:

Ensuite

Wood effect vinyl flooring, heated towel rail, fully tiled walls, 4 spotlights inset to ceiling, extractor fan, double glazed window with obscured glass to side aspect. White suite comprising low level dual flush wc, double sinks with mixer taps over inset to vanity unit. Shower cubicle with folding tempered glass doors, both hand held and rainfall shower heads.

Bedroom 2

11'4" x 11'10"
Fitted carpet, radiator, 5 spotlights inset to ceiling, double glazed window to rear aspect, storage cupboard.

Bedroom 3

14'3" x 7'10"
Fitted carpet, double glazed window to front aspect, built in storage unit, radiator, 6 spotlights inset to ceiling. Large storage cupboard with glass panelled doors housing hot water tank and shelving.

Family Bathroom

Vinyl flooring, 3 spotlights inset to ceiling, Velux window to front aspect, fully tiled walls, radiator and heated towel rail. White suite comprising low level dual flush wc, bath with mixer tap and hand held shower head over, hand basin with mixer tap over inset to laminate top vanity unit. Corner shower unit with tempered glass sliding doors, concealed thermostat tap and rainfall head.

Stairs to Second Floor

Fitted carpet, quarter turn staircase, storage cupboard. Door to:

Bedroom 4

14'4 x 12'2"
Fitted carpet, radiator, double glazed window to rear aspect, 5 spotlights inset to ceiling, Velux window to side aspect.

Rear Garden

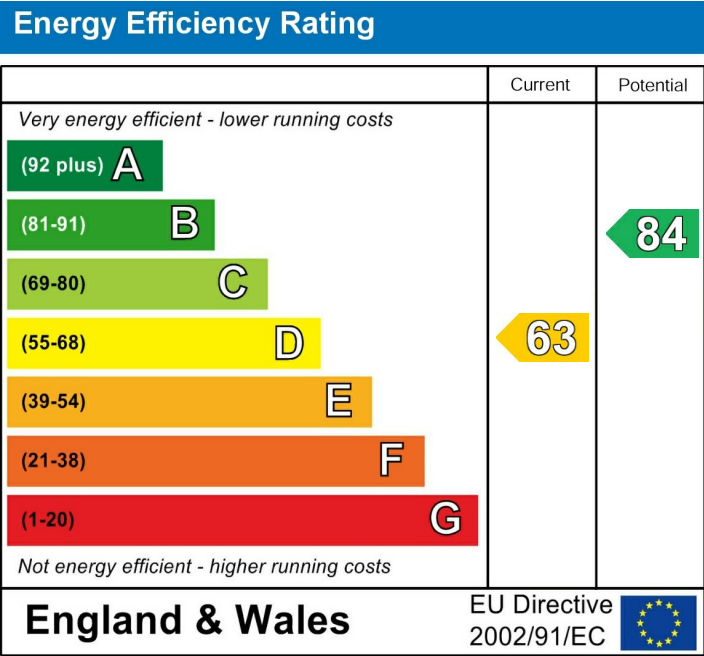
South facing overlooking untouched fields. Mostly laid to lawn with mature bushes along south border. Decking to the rear of the garden, large patio, and large play-bark laid area to the side. Outdoor electric point, security lights to side aspect, water tap, gated access to driveway.

Garage

Newly built single detached garage with electric door and security light over. Double glazed internal door leading to garden.

Agents Notes

Oil tank is 3 years old, topped up approximately twice a year. Oil boiler last serviced December 2025 - serviced annually. Septic tank is located under the decking in the garden - last serviced June 2025 - serviced annually. Fireplace is in working order but hasn't been used - will require check before using. East Herts District Council - Tax Band E (£2,859.14 p.a. subject to change) Beyond front grass boundary line is parish council land.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, IWestates would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of IWestates estate agents.

























