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Buttermilk Cottage Baldock Road, Buntingford, SG9 9RH

Price Guide £750,000

A lovely four/five-bedroom home set within a large plot and surrounded by open countryside, this extensively extended property offers exceptional space, flexibility, and an idyllic rural setting. Arranged over three floors, the upper levels provide four/five generously sized bedrooms, including a principal bedroom with its own en-suite, alongside a recently upgraded, high-quality family bathroom. The ground floor delivers a warm and practical layout, featuring a welcoming porch, W.C., a bright main lounge, an additional reception room, and a beautifully appointed kitchen-diner with a separate utility room, perfectly suited to modern family living.

The standout feature is the expansive, sun-drenched rear garden. A large patio opens onto well-kept lawns, complemented by a covered BBQ and entertaining area designed for year-round enjoyment. A fully insulated outbuilding with its own shower and toilet adds superb versatility, ideal as a home office, studio, gym, or potential annexe.

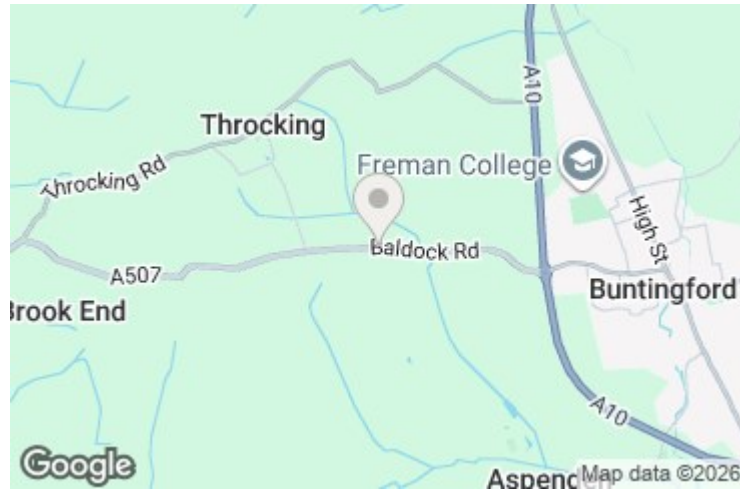
For those requiring additional workspace, a substantial workshop with mezzanine storage and a powered roller-shutter door provides an excellent setup for car enthusiasts or hobbyists. A triple car port, further hard-standing and storage, accessed via double gates, offer secure off-street parking, with two additional spaces available beside the neighbouring stables.

Beyond the property itself, the location offers a surprisingly convenient lifestyle for a rural setting. Pleasant countryside walks lead directly to Buntingford, as well as to The Fox in Aspenden and The Bull in Cottered. Families will appreciate the practical transport links too: the HertsLynx service picks up opposite the house on Throcking Road, and the local authority provides a dedicated taxi service for school transport, making daily routines that bit easier.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

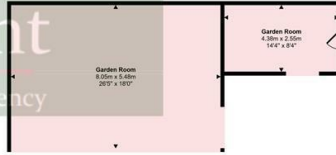
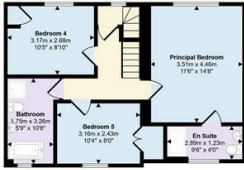
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	<div style="text-align: center;"> 93 </div>
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	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

Approx Gross Internal Area
968 sq m / 10378 sq ft



Ground Floor
Approx 63 sq m / 674 sq ft

First Floor
Approx 34 sq m / 365 sq ft

Second Floor
Approx 28 sq m / 300 sq ft

Car Port and Storage
Approx 56 sq m / 599 sq ft

Garden Rooms/Gym
Approx 23 sq m / 243 sq ft

Garage
Approx 38 sq m / 408 sq ft

⚠️ Ceilings fixed height below 1.5m

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 misstatement. Some of items such as bathroom fixtures and representations only and may not track that for real items. Made with Matter Group 2021