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Garden Road, Buntingford, SG9 9HQ

£795,000

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Asking Price £795,000

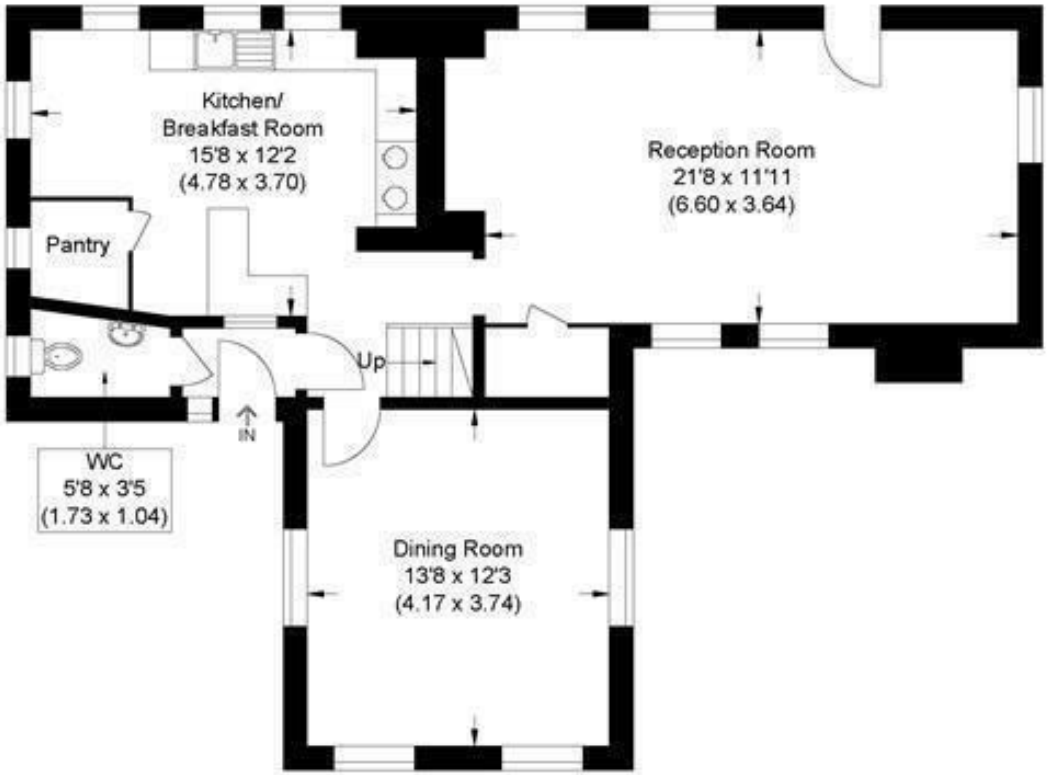
A rare opportunity to acquire this truly iconic Buntingford cottage, rich in character and steeped in history. Tucked away in a secluded yet central position within one of the town's most peaceful and idyllic settings, this exceptional home offers both privacy and convenience. Just a short stroll from the High Street, local amenities, and well-regarded schools, the property perfectly balances tranquil living with everyday practicality.

This picturesque, detached 16th-century four-bedroom family home showcases a wealth of historical features, reflecting its heritage and timeless appeal. Period details combine beautifully with generous living spaces, creating a warm and inviting atmosphere throughout. Set within extensive grounds, the property further benefits from ample parking, a garage, and a workshop, offering versatility for modern family life.

- Fantastic riverside location, close to the town centre yet feels like you are submerged in the country.
- Spacious kitchen breakfast room with walk in larder.
- Dual aspect sitting room with open inglenook fireplace (includes a spark restrictor).
- Family bathroom.
- Sitting on approximately 1/2 acre plot.
- Full of period character and charm yet cleverly extended over the years.
- Triple aspect dining room.
- Downstairs cloakroom.
- Four Bedrooms
- Detached garage with separate workshop.

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Approximate Gross Internal Area
131.26 sq m / 1412.87 sq ft



Ground Floor



First Floor

GROUND FLOOR

ENTRANCE
Covered verandah style walkway to front door.

ENTRANCE HALL
Window to front. Door to cloakroom. Door to dining room. Stairs to first floor. Open through to kitchen breakfast room and sitting room.

CLOAKROOM
Window to side. Close coupled WC. Wall mounted wash hand basin. Tiled floor.

DINING ROOM
Triple aspect room with exposed timbers. Windows to rear and both sides with views over front gardens. Current owners have used as a large study with extensive built in storage.

KITCHEN BREAKFAST ROOM
Triple aspect with windows front, rear and side. Two oven inset AGA for cooking and hot water with bressumer beam over. Gas hob. Range base level units. Inset stainless steel sink. Exposed beams. Door to walk in larder.

WALK IN LARDER
Window to side. Extensive shelving.

SITTING ROOM
Bright and airy room with dual aspect with windows rear and side and fully glazed door to rear. Exposed beams. Inglenook fireplace with bressumer beam. Separate brick fireplace with inset gas room heater.

FIRST FLOOR

LANDING
Galleried. Large inset display cabinet.

BEDROOM ONE
Window to front and both sides rear. Built in wardrobes and dressing table. Access to boarded loft.

BEDROOM TWO
Window to side and rear. Exposed beams. Built in wardrobe, dressing table and vanity unit. Access to boarded loft.

BEDROOM THREE (from BEDROOM FOUR)
Windows to rear and side. Exposed beams.

BEDROOM FOUR (leads to BEDROOM THREE)
Dormer window. Exposed beams.

FAMILY BATHROOM
Window to side. Panel bath with shower over. Vanity unit. Low level WC. Airing cupboard housing factory lagged hot water tank with immersion heater.

OUTSIDE

FRONT GARDEN
Accessed via farm style gate with matching pedestrian gate to side. Long gravel drive to detached double garage. Large expanse of lawn with mature borders and shrubs. Mature trees. Sunken terrace to front of main house.

DETACHED GARAGE AND WORKSHOP
Twin doors to front. Windows to side. Power and light, internal door to separate workshop again with power and light. Door and window to rear.

VEGETABLE GARDEN
Greenhouse, log store and garden sheds. Formerly laid vegetable beds. Areas laid to lawn.

REAR GARDEN
Bounded by formal yew hedge with traditional topiary rabbits for which this property is widely known. Laid to lawn with mature beds, roses and ornamental pond. Outside tap.

Agents Note
Grade 2 Listed
Freehold
No EPC graph is required for this property as it is Grade 2 listed.
New thatch June 2025. (Will last 15 years approximately)

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 network of IWestates estate agents.








































Pigs Nose







