



8 The Hoppits
Park Lane | Puckeridge | Ware | Hertfordshire | SG11 1SG

FINE & COUNTRY

No.8 The Hoppits is a charming Grade 2 Listed, three-bedroom cottage tucked away up a private lane in Puckeridge. This 16th century home is the perfect hidden gem; gorgeous characterful rooms, a generous garden with large lawn, two outdoor seating areas, two large sheds & even room for a hot tub! The period features include exposed brick and natural beams and generous gabled ceilings. This home has been sympathetically restored and modernised; offering good ceiling heights, a modern and bright kitchen extension, fitted wardrobes in all bedrooms and a double fronted wood burner. The location in the centre of Puckeridge means you are within walking distance of schools, shops and local amenities. Its just a 7 mile drive to Ware station where trains go to Liverpool St, 10 miles to Hertford North taking you into Moorgate or a 12 mile drive to Royston station where trains take you into Kings Cross.

Step Inside

The entrance to the cottage brings you around to the front door via a gravel path and view of the garden, before stepping under the porch for shelter from the elements. There is a generous hallway with space for coats and shoes, before turning right into the kitchen. This room has been extended 19 years ago to create a bright sociable area with full height gabled ceiling, limestone tiles with under floor heating and patio doors out to the garden. The kitchen has stunning granite worktops, modern wooden cabinets, a double range electric oven with gas hob, dishwasher and space for a large fridge freezer. There is a small kitchen table, a large fitted pantry cupboard and another fitted corner cupboard, giving lots of storage space. The utility room leads off from the kitchen where you find the boiler, washing machine, tumble dryer, a ceiling mounted clothes airer, wall mounted cabinets and the back door which gives access to an outside area for a washing line. Moving back through the kitchen and hallway, the main reception room is divided by a showstopping brick chimney breast, where the double fronted wood burner and brick hearth take centre stage. The front of this room is a cosy lounge, again with patio doors allowing light in from the garden, as well as from another window with characterful leading. The flooring is natural wood and the walls are a fabulous mix of exposed wooden beams and brick, set in an array of patterns. The rear of the room serves as a dining room with another glass door at the back, bringing in yet more light. There is a super use of space at the bottom of the stairs, where a desk has been fitted to create a fantastic home office space, as well as more hanging space for coats. The downstairs bathroom is where you can enjoy a long soak in the freestanding bath or jump in the double shower; the whole room is beautifully decorated with a mix of large and small ornate Fired Earth tiles which compliment the exposed beams and bricks.

Climbing the stairs, which have a natural-coloured stair runner, there is a small landing leading to three double bedrooms. Two of these bedrooms mirror each other with generous gabled ceilings and fitted wardrobes. On the landing there is a handy washroom with a sink and toilet, before stepping up into the largest bedroom. This room has windows on both sides, and beautiful, handmade fitted wardrobes along one wall. All three rooms have good quality natural coloured carpet and have been decorated simply and tastefully so as to let the age of the house shine through with its characterful features.









Step Outside

The approach to The Hoppits is from an unassuming lane that leads you past the neighbours to a row of three garages, one of which belongs to No.8. The neighbours own the other garages, but not the space in front, which No.8 use for turning. There is also a gravelled parking area for two or three cars next to the cottage. Opening the garden gate you are immediately struck by the tranquillity and privacy this garden offers. The lawn area is large and bright, bordered by established shrubs and plants. The current owners have made the most of an evening sunny spot by creating a firepit seating area, set around a beautiful handmade wall of Yorkshire stone. Just beyond this area, another purposeful space makes room for two large sheds and a hot tub! Just outside the kitchen doors, the main patio has a large outdoor dining table and also leads through a trellised gate to the utility space at the rear of the cottage. With its location being in the middle of Puckeridge, you would be forgiven for thinking this garden might feel overlooked, however the opposite is true! This really feels like the ultimate 'Secret Garden' where you can relax, enjoy family gatherings and peaceful afternoons.

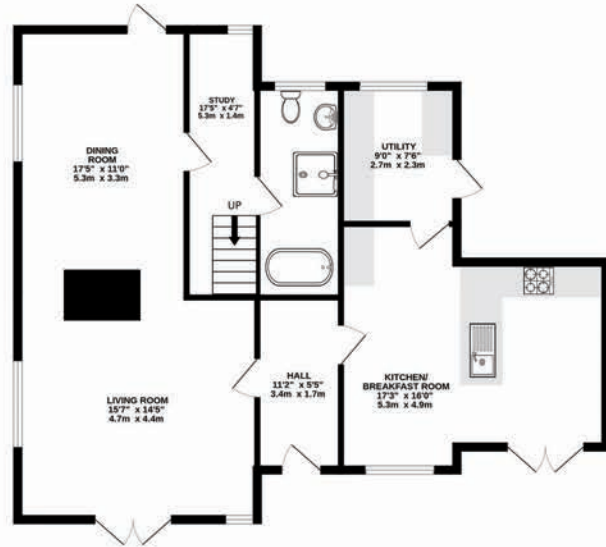
Location

Puckeridge is a vibrant town that offers an array of everyday essentials; a village shop, a couple of pubs, hairdressers/beautician, tearoom, chemist and an excellent Doctors surgery. There is a busy community centre with bowls club and a tennis club next to the playground and recreation grounds. Pearce's Farm Shop & Café is just a 20-minute walk away and the East Herts Golf Club is only 1.4 miles up the road. The three tier schooling system mean Roger De Claire First & Infants and Ralph Sadlier Middle School are perfect for local families, before then heading to Buntingford for Freman College in Year 9. Independent schools close by are St Edmunds College just 1.5 miles down the road, Bishops Stortford College 6.7 miles away, Heath Mount School 6.8 miles and Haileybury College only 10 miles in Hertford Heath. Being alongside the A10 means Puckeridge links quickly to the A120 taking you to Bishops Stortford and Stansted. Going north, Cambridge is 28 miles and going south, the M25 just 17 miles. Puckeridge is linked with the neighbouring village of Standon which also offers a high-quality butcher, bakers and more options for pubs and takeaways.

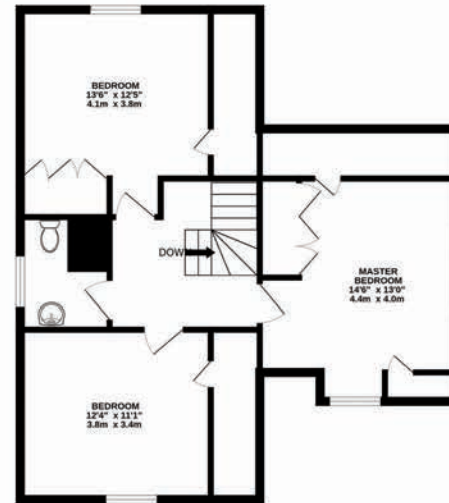


8 THE HOPPITS

GROUND FLOOR
936 sq.ft. (87.0 sq.m.) approx.



1ST FLOOR
708 sq.ft. (65.8 sq.m.) approx.



GARAGE
306 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 1950 sq.ft. (181.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



EPC Exempt
Council Tax Band: E
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright ©2025 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 10880001 Registered Office: The Elms, Aspenden, Buntingford, Hertfordshire, England, SG9 9PG. Printed 13.06.2025



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