



Habitat
Rectory Close | Buckland | Buntingford | Hertfordshire | SG9 0PT

Calling all renovators, self-builders, those who 'love a project'! This property offers the chance to create a bespoke home! 'Habitat' is a four bedroom bungalow which is the perfect renovation project. It's a solid property which is ripe for modernisation. Located up a private lane, a footpath leads you just a few yards past the beautiful Old Rectory, to Buckland church and out to glorious countryside with stunning walks on your doorstep!

The village of Buckland is just 3 miles to Buntingford and 5 miles to Royston; both have High Street shops, restaurants, supermarkets and Royston offers fast trains into London and Cambridge. Many years ago planning was approved for a larger porch, kitchen and detached garage; only the porch was extended, however this initial work means the planning is still in place for the garage and kitchen.

Step Inside

The large covered porch at Habitat gives you protection from the elements as well as being light filled and welcoming. The overhead rooflight window continues the feeling of light and space into the entrance lobby, which has plenty of room for greeting guests. To the left you have a full height living room where patio doors lead you into a conservatory giving views over the garden and making the most of the midday sun. This living room is a fantastic size and the full height ceiling has allowed for a small mezzanine area to be created where an office space sits alongside a storage cupboard and walk in access to the loft space.

Moving back across the lobby, you enter the dining room with its wood burner and seating area. Just beyond is the kitchen which feels modern and bright, with dual aspect views over the garage and driveway. At the side of the property you have a back door leading out to a covered area, garage and shed. The large boiler cupboard is just opposite the kitchen and there is more storage in the hallway leading to the family bathroom and two bedrooms on this side. All four bedrooms are located at the back of the bungalow, overlooking lawn and the rustic barn belonging to the neighbouring farm. The bedrooms have large windows, fitted drawers and wardrobes and are in good condition overall. There is a short corridor through to the lobby and then two more bedrooms on the other side, which share a shower room. The master bedroom at the end has excellent views out to the sunny patio.











Step Outside

The carriage driveway at Habitat gives you a fantastic amount of parking, and could even be transformed to create a larger garden if desired. Parking on the right in front of the single garage, there is a gate to a covered area outside the backdoor, perfect for keeping logs dry, hanging washing or keeping a rabbit hutch! The single garage has plenty of space for storage and there is a small shed which also houses the oil tank. The rear lawn is bordered by an outbuilding on the right, which could easily be disguised with clever planting, and to the rear, the neighbours barn lines the boundary which has a rustic charm with its red bricks and traditional tiles along the bottom. Again, landscaping is required to make the most of this area, although it does lend itself as a more functional area of the garden; space for a washing line and vegetable garden.

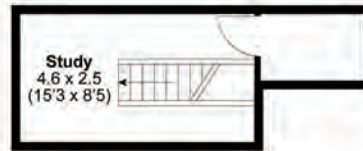
Moving around the corner you have the sunniest spot of the garden and the raised patio where seating and a conservatory take in the sun. The large hedges provide shelter from the wind, however, could cope with a bit of cutting back which would create a wider lawn area. Moving past the patio you have a large established bed of shrubs on your left towards the front and a nice size lawn.

Location

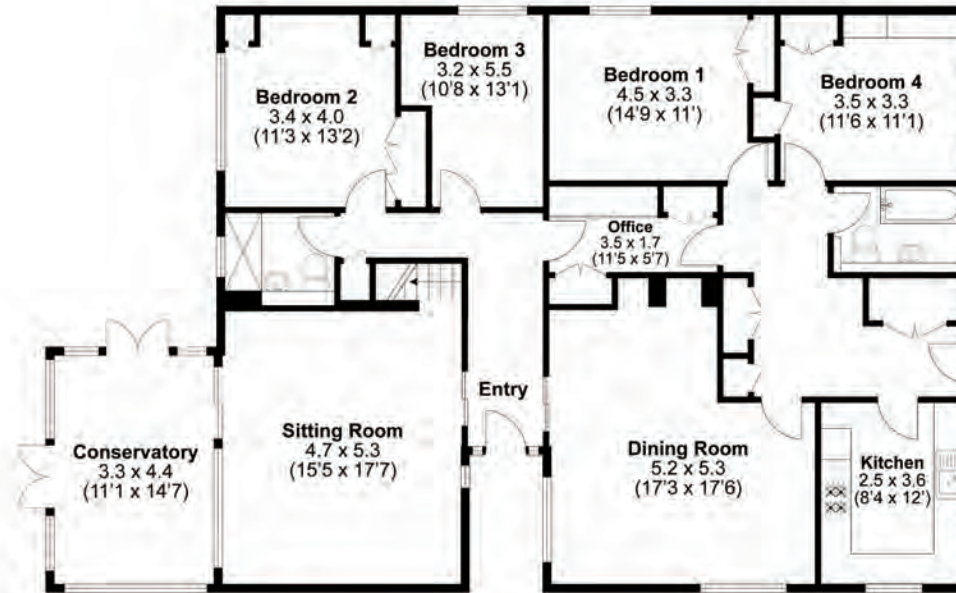
Located up an unassuming, private lane off the main road, this bungalow is a real hidden gem; a quiet, secluded spot which still offers the convenience of good transport links; it's just over 3 miles to Buntingford and under 5 miles to Royston where you have High Street shops, restaurants, a large supermarket and fast trains into London and Cambridge. Local schools to consider are Layston, Millfield and Buntingford First School (the first Net Zero Carbon School in England), Edwinstree Middle School and then Freman College for secondary level. There are also excellent independent schools to choose from; within 16 miles are Haileybury, Heath Mount and Kingshott. Bishops Stortford College is 14 miles away, St Christophers in Letchworth is 12 miles and St Edmunds College just 7.5 miles down the A10.



HABITAT



Mezzanine



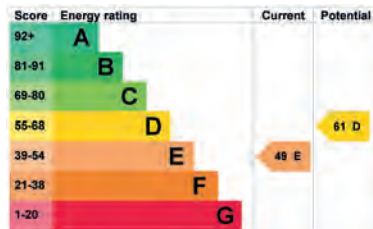
Ground Floor
Approx. 199sqm (2140sqft)



Outbuilding
Approx. 26sqm (285sqft)

TOTAL FLOOR AREA: 2425 sq.ft. (225 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.



Guide Price £700,000

Council Tax Band: F
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 30.05.2025



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