



Moss Rose Cottage

Payne End, Sandon,
Hertfordshire, SG9 0QU
£480,000

country
properties

A beautiful example of a two bedroom 'chocolate box' cottage located in the idyllic village of Sandon near Buntingford & Baldock. This delightful thatch cottage dates to the mid 18th century and offers a wealth of original character features throughout, two large double bedrooms, and sits in the centre of a stunning approx 0.3 acre plot!

- Wonderful Character Features
- Beautiful 0.3 Acre Plot
- Double Garage
- Two Large Double Bedrooms
- Inglenook fireplace
- Grade 2 Listed
- Complete upper chain
- 3 Timber shed

Entrance door to side:

Entrance Hall

Window to front. Base level storage units with work surface over. Doors to:

Bathroom

Fully tiled bathroom suite. Sunken bath with shower over and screen. Wall hand basin. W.C. Radiator. Frosted window to side.

Kitchen/Dining Room

10' 01" x 20' 01" (3.07m x 6.12m)
(Max)

Radiator. Window to front. Inglenook fireplace housing boiler. Door to unused front entrance lobby (currently used as a pantry). Opens to:

Kitchen Area

Three windows to rear and window to side. Wall mounted and base level units with work surface over with inset sink and drainer. Integral oven/grill. Induction hob. Dishwasher. Space for fridge/freezer and washing machine. Door to:

Inner Lobby Area

Under stairs storage. Stairs rising to first floor. Door to:



Lounge

20' 05" x 14' 03" (6.22m x 4.34m)
Window to front. Window to side.
French doors to rear garden.
Inglenook fireplace housing
electric heater.

First Floor:

Bedroom One

12' 6" x 15' 3" (3.81m x 4.65m) (Max)
Radiator. Two windows to side.
Built in storage cupboard. Door to:

Jack and Jill En-suite

W.C. Wall hand basin. Radiator.

Bedroom Two

14' 07" x 14' 01" (4.45m x 4.29m)
(Max)
Radiator. Window to side. Built in
storage cupboard.

External:

Driveway providing off road
parking for approx. 2-3 cars
leading to:

Garden

Lawned 'wrap around' garden of
approx. 0.3 acres. Established
flower beds and borders. Three
timber storage sheds.

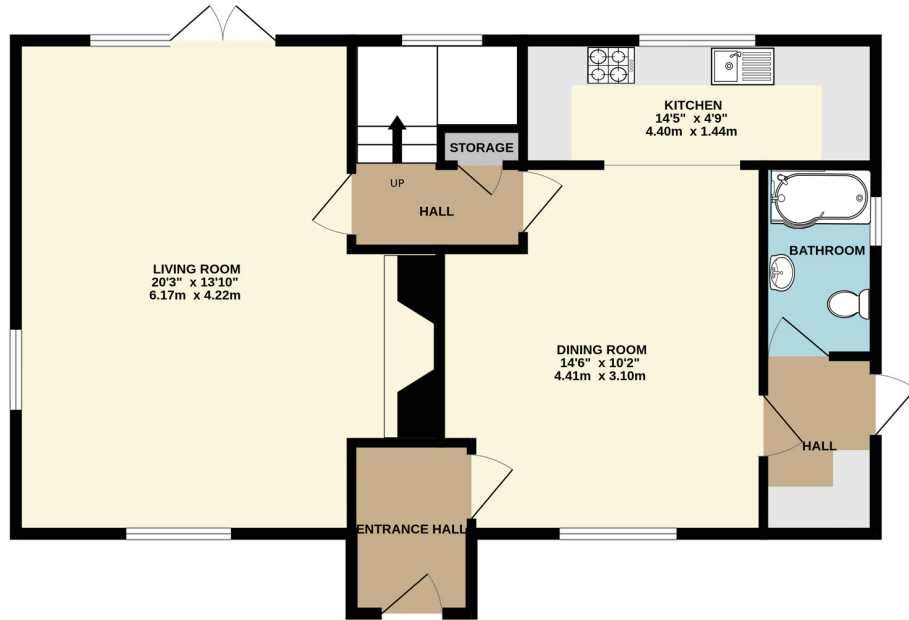
Detached Double Garage

Light and power. Electric roller
door.

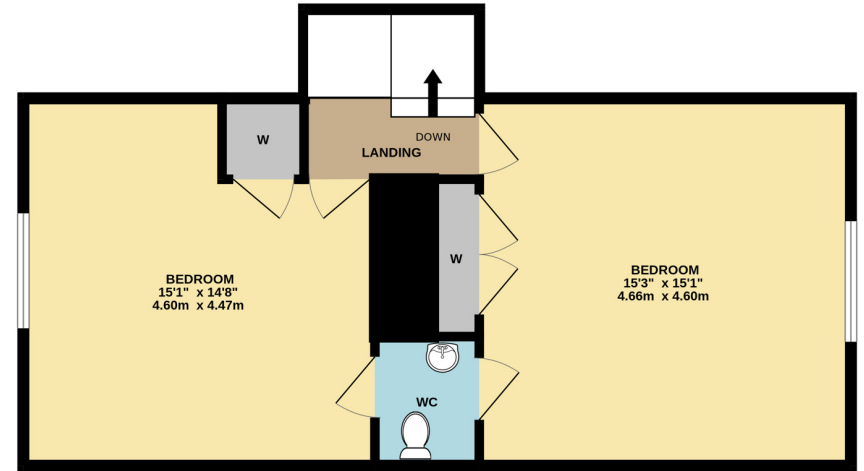




GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.



1ST FLOOR
598 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA : 1304 sq.ft. (121.1 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Viewing by appointment only

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