



**19, Church Street**  
Buntingford,  
Hertfordshire, SG9 9AS  
Freehold - OIEO £400,000

country  
properties  
For Sale

country  
properties

This beautiful three bedroom extended Victorian terrace family home, has been completely refurbished to a high standard throughout and is set in the heart of Buntingford within walking distance of schools and town centre amenities. The property benefits from stunning character features and attention to detail is noticeable throughout. This cottage comprises; spacious lounge with cosy wood burner, downstairs WC, beautiful cottage style kitchen which opens into the dining room/snug/family room with French doors onto an attractive rear garden which includes a summerhouse/home office/gym. To the first floor accommodation is a beautiful family bathroom with a separate large shower, two bedrooms and to the second floor is the master bedroom with built in storage to the eaves. Viewings are highly recommended for this delightful cottage in this sort after town!

Buntingford is an attractive and sought after market town offering everyday requirements including local shops, schools and is conveniently situated for easy access to the market towns of Royston and Ware, both offering mainline railway stations with fast and regular services to London, as well as the town itself being just set off of the A1 for commuters.

- Stunning Victorian Cottage
- 3 Double Bedrooms
- Lovely Country Style Kitchen
- Rear Garden with Summer House
- Council Tax Band D
- 2 Reception Rooms
- Family Bathroom and Downstairs WC
- Town Centre Location
- GCH and double glazed throughout
- EPC Rating D



## Accommodation

### Lounge

12' 0" x 13' 6" (3.66m x 4.11m)

This beautifully decorated lounge, has a double glazed window to the front aspect with bespoke shutters, The focal point of the room is the exposed brick fireplace with inset multi-fuel log burner and herringbone pattern brick hearth and timber mantle above. To one side of the chimney breast is a built in cupboard. There is access from here into the kitchen. Radiator.

### Kitchen

9' 0" x 10' 7" (2.74m x 3.23m)

This lovely cottage style kitchen has matching wall & base units with roll edge wooden worktops, a Belfast sink with drainer to the worktop, tiled splash backs, space for a large range style oven, space for a tall free standing fridge/freezer, integrated dishwasher, an under stairs storage cupboard with plumbing for washing machine. There is also access to the downs WC, and a large square archway leading into the dining/snug/family room.

### Downstairs WC

This lovely addition downstairs WC is very tastefully decorated, partly tiled, low level flush WC and a wash hand basin.

### Dining Room/Snug/Family Room

9' 1" x 12' 10" (2.77m x 3.91m)

This lovely versatile family living space flows beautifully from the kitchen area, with dual aspect double glazed windows to side and rear with bespoke shutters, a double glazed skylight allows plenty of natural light in, as well as double glazed French doors opening onto rear garden/patio area an ideal area for entertaining or alfresco dining.. Stairs ascend to the first floor accommodation.

## First Floor

### Landing

As you ascend up the stairs to the first floor accommodation their is a cupboard on the stairs housing the new combination boiler. The landing provides access to the second and third bedroom and family bathroom.



## Bedroom Two

9' 5" x 12' 8" (2.87m x 3.86m)

The second bedroom has a double glazed sash window to front aspect, fitted double wardrobe, a radiator and stunning original cast iron fireplace, with ample room for bedroom furniture

## Bedroom Three

8' 4" x 9' 10" (2.54m x 3.00m)

The third bedroom is double room with a double glazed window to front aspect, a radiator and there is a low level under stairs storage cupboard.

## Family Bathroom

This lovely spacious family bathroom has been recently renovated and has an obscured double glazed window to rear aspect. The bathroom comprises; a bath with mixer taps above shower above, wash hand basin, a low level flush WC, and a separate walk-in shower area with rain shower. There is also a heated towel rail/radiator combination.



## Second Floor

### Master Bedroom

12' 5" x 17' 8" (3.78m x 5.38m)

The master bedroom is a great size with double glazed Velux windows to front and rear aspect. Two built-in wardrobes with access to under-eaves storage. Exposed beams and brick chimney breast. double radiator. There is restricted head height to some areas.

## External

### Garden

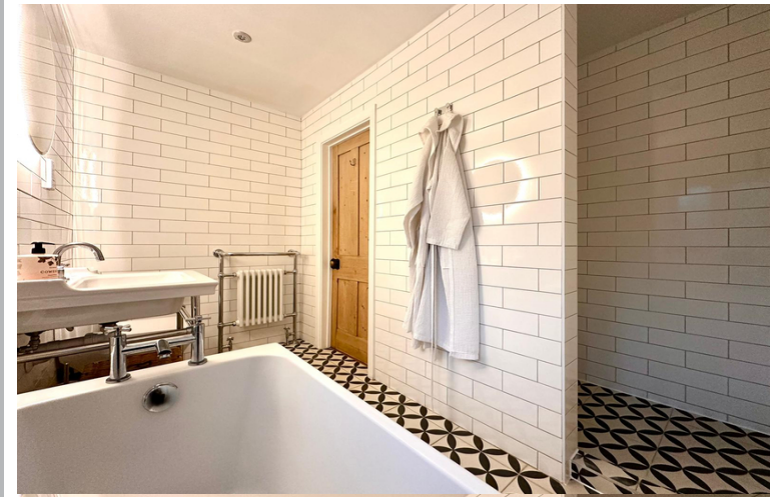
The garden is mainly laid to lawn accessed via a couple of steps from the pathway around the property. There are French doors from the family room leading out to the pathway, that access the lawn and decked area ideal from entertaining BBQ's or alfresco style dining with a large raised flower bed with storage below. There is a large Summerhouse/Home Office/Gym to the rear of the garden with power and lighting. The pathway provides access to a covered passageway with gate leading to front of property.

### Owners Loves

We love that the house has so much beautiful character with loads of history- it's amazing having so many original features in an otherwise modern home.

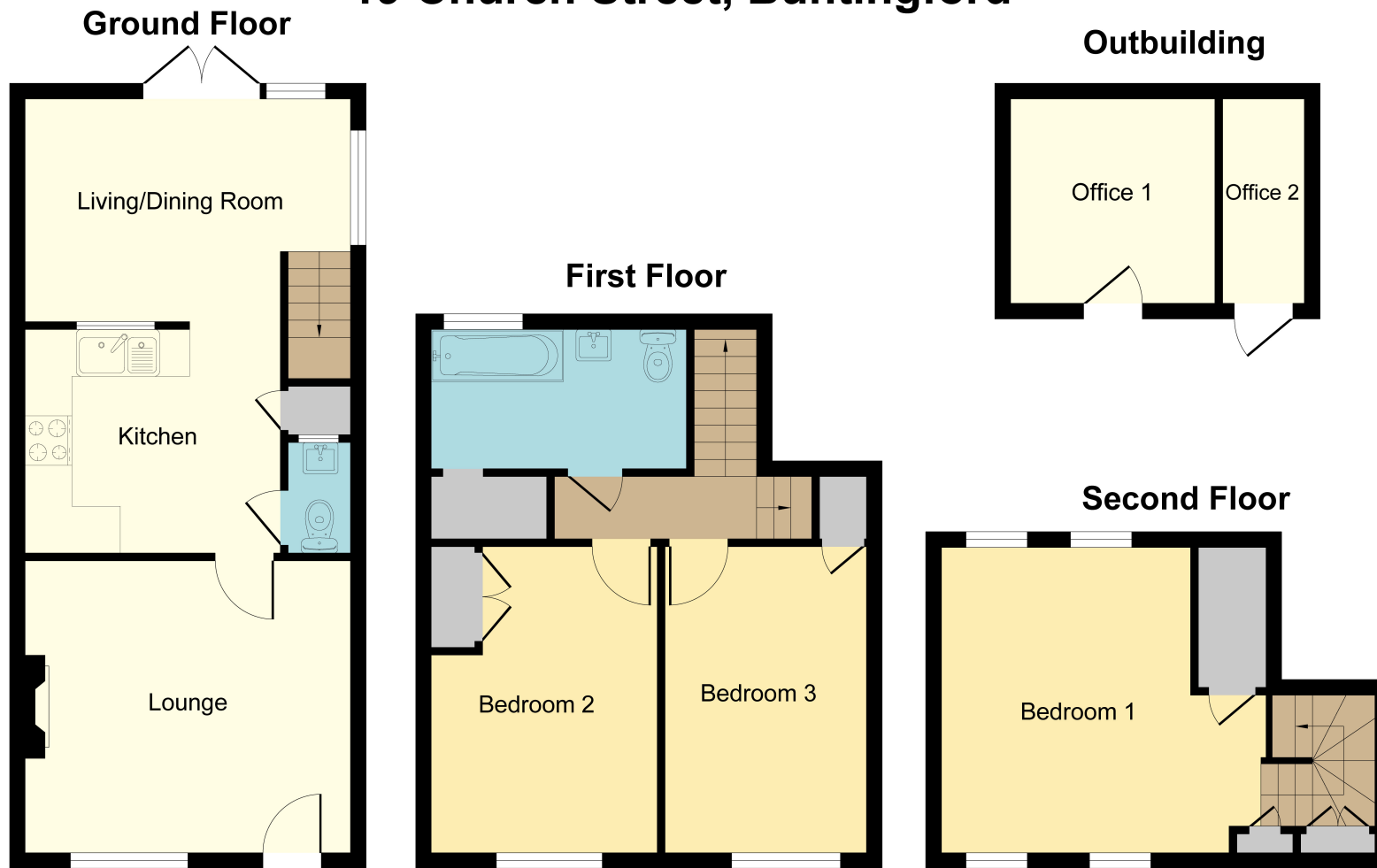
It's so fantastic being close to all of Buntingford's wonderful amenities. We love that within 2 minutes we can get a lovely glass of wine, a stunning roast dinner, nip up to the post office or to the pharmacy. It's just brilliant being so central. Our favourite part of every day is walking our children back from school via feeding the ducks!

We love that the home office/ studio space allows us to separate business from leisure. It means we can work from home in a suitable space, or exercise without having to leave home. We've worked really hard to create a really versatile space.





# 19 Church Street, Buntingford



All Measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		84
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

All measurements are approximate and quoted in metric with imperial equivalents 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 and 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.

Viewing by appointment only

Country Properties | 45, High Street | SG8 9AW

T: 01763 245121 | E: [royston@country-properties.co.uk](mailto:royston@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

country  
properties