



Warren Cottage, Warren Lane, Cottered, Buntingford, Hertfordshire. SG9 9QG





## 4 Bedroom Detached House £1,500,000 Freehold

We are favoured with instructions to market a particularly spacious four-bedroom house dating back to 1870. This attractive house is situated on a plot that's approximately 1.5 acres with a detached self-contained luxurious two-bedroom two storey annexe with a private garden. The annexe is currently a 'Bed and Breakfast' generating approximately £30,000 a year. Alternatively, it could be let for approximately £20,000 a year with a beautiful rear garden with lovely views, a peaceful and tranquil setting. There is also a large detached double garage that could be used as a workshop and there is a gravelled driveway with parking for 8 to 10 vehicles.

- Village location
- 1.5 Acre plot
- Self contained annexe
- Four bedrooms
- Grounds approaching 1.5 acres
- Parking for several cars
- Freehold
- EPC rating D. Council tax band G

**Ground Floor:****Entrance:**

Oak framed tiled entrance porch with pitched tiled roof. Decorative paved steps up to the solid oak front door.

**Reception Hall:**

Abt 19'0" x 13'8" (5.79m x 4.17m) A beautiful wide reception with solid oak flooring and an open working brick fireplace with wooden mantle over. Stairs rising to the first floor. Latch and brace doors to:

**Cloakroom:**

Tiled floor with a window to rear aspect. Saniten low flush WC, wash hand basin with a cupboard under. Radiator. Cloaks cupboard. Wall mirror with lighting and shaver point.

**Living Room:**

Abt 25' 10" x 22' 3" (7.87m x 6.78m) This triple aspect room enjoys beautiful rural views from all three aspects. The other focal point is the log burner stove set into the brick inglenook style fireplace with Bessemer over. Two windows to front aspect and two windows to side aspect and double opening doors to the patio and garden.

**Dining Room:**

Abt 15' 8" x 13' 9" (4.78m x 4.19m) A lovely dual aspect room with solid oak flooring continued from the hallway. There is a window to front aspect enjoying lovely countryside views and a further window to side aspect. The focal point is the inglenook style fireplace with inset log burning stove and Bessemer over.

**Kitchen and Garden Room:**

Abt 21' 9" x 18' (6.63m x 5.49m) This room makes a statement! A bespoke kitchen with a central granite island and a double glazed garden room with under floor heating creating a wonderful space with fantastic rural views. A lovely space for alfresco dining or for less formal family times. The kitchen comprises a range style cooker with the dishwasher and sink situated in the central granite island. Space for a tall fridge and freezer, both AEG and available for sale under separate negotiation.

**Utility/Boot Room:**

Abt 8'2" x 6'6" (2.49m x 1.98m) Recently refitted with units to match the kitchen. Ceramic tiles continued rom the kitchen. New granite work surfaces. Door to patio. Plumbing for automatic washing machine.

**First Floor:****Landing:**

Window to rear aspect. Two full radiators. Eaves storage cupboards.

**Master Bedroom:**

Abt 19' 9" x 12' 9" (6.02m x 3.89m) A beautiful dual aspect and spacious double bedroom with double opening doors with a Juliet balcony. Full width wardrobes and a high ceiling. Window to side aspect.

**En-Suite:**

A fabulous bathroom with a delightful view with a central free standing 'ball and claw' bath. In addition a French style console sink, low flush wc, bidet and separate double shower cubicle with 'drench' shower head and body spray. Storage cupboard and airing cupboard. Oak flooring with under floor heating.

**Bedroom Two:**

Abt 12' 9" x 10' 3" (3.89m x 3.12m) Double bedroom with a window to front aspect enjoying a lovely rural view over the fields. Hatch to loft. Inset circular spot lights.

**Double Bedroom with En-Suite:**

Abt 14' 10" x 11' 3" (4.52m x 3.43m) A spacious double bedroom with a window to front aspect overlooking the fields. Cast iron feature fireplace. Built-in cupboards.

**Jack and Jill En-Suite:**

A large bathroom with a window to front aspect overlooking fields. Ceramic tiled floor. Suite comprising low flush wc, bidet, shower cubicle, heated towel rail and basin set in a vanity unit with cupboards under and granite top. Wall mirror with light over. Hatch to loft.

**Bedroom:**

Abt 14' 8" x 9' 2" (4.47m x 2.79m) Dual aspect with a window to side aspect. Eaves storage cupboard. Radiator. Access to the Jack and Jill bathroom.

**Annexe:****Entrance:**

The annexe measures approximately 1040 square feet with the front door leading into a beautiful modern, open plan living room and kitchen area with lovely views. The lovely open plan room provides a comfortable living space and dining area.

**Living Room:**

The living room and kitchen area is approximately 500 square feet with a beautiful modern kitchen with double doors opening to the garden.

**Kitchen:**

This modern kitchen has a range of fitted wall and base units with sink and drainer unit. Oven, hob and extractor fan. Plumbing for dishwasher. Radiators. Double glazed windows to front and side aspects. Stairs to first floor.

**Utility Room:**

Range of wall and base units with stainless steel sink unit and drainer. Double glazed window and door to garden. Laminate flooring.

**WC:**

Suite comprising low level WC and hand wash basin. Laminate flooring. Double glazed window to side aspect.

**First Floor:****Landing:**

Fitted carpet. Doors to:

**Bedroom One:**

Double bedroom and en-suite.

**En-Suite:**

Very well-appointed with a four piece suite comprising shower, bath, WC and wash hand basin.

**Bedroom Two:**

Double bedroom.

**Outside:****Grounds:**

Warren Cottage sits to the front of a plot of approximately 1.5 acres with the rear garden backing onto open countryside. To the right, a gravelled driveway with parking for 10 cars. The grounds are mostly laid to lawn. Directly behind the house a beautiful patio area planted with shrubs, flowers and bushes.

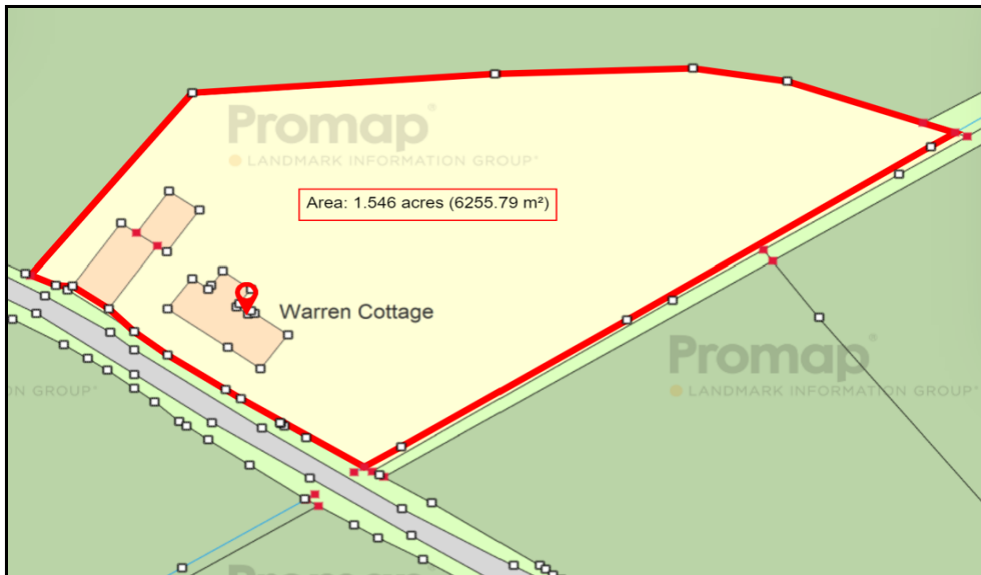
**Parking:**

There is also a large detached double garage that could be used as a workshop and there is a gravelled driveway with parking for 8 to 10 vehicles.

**Additional Information:****Agents Note:**

Draft details yet to be approved by the vendor and may be subject to change.

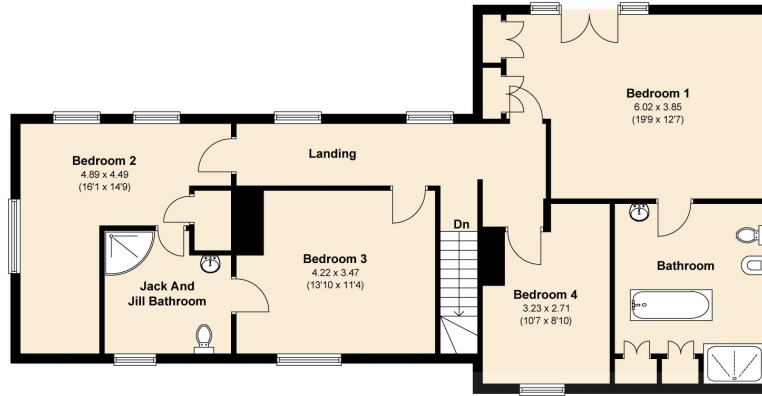




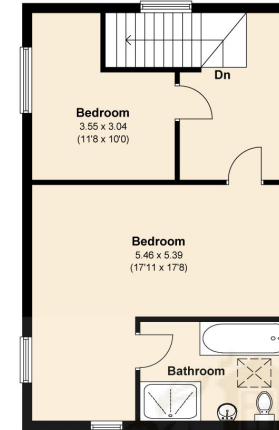
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.



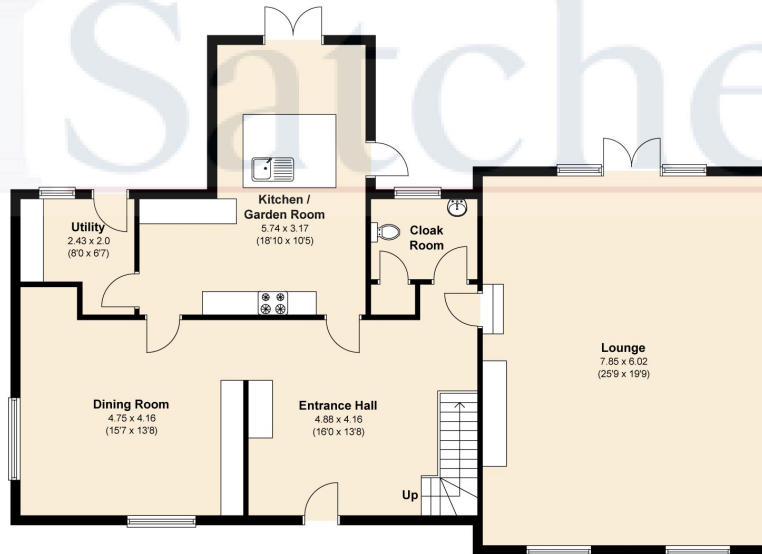
**First Floor**  
 Approx. 95.30 sq. metres (1025.80 sq. feet)



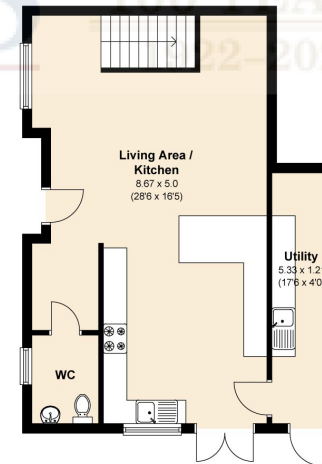
**Annexe First Floor**  
 Approx. 47.30 sq. metres (509.13 sq. feet)



**Ground Floor**  
 Approx. 123.80 sq. metres (1332.57 sq. feet)



**Annexe Ground Floor**  
 Approx. 49.40 sq. metres (531.74 sq. feet)



**Total area: approx. 315.80 sq. metres (3399.24 sq. feet)**

For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate.  
 The size and position of doors, windows, appliances  
 and other features are approximate.