



# Apple Tree Cottage

Redhill, Rushden, Buntingford,  
Hertfordshire, SG9 0TG

**Freehold - Guide Price £1,100,000**

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Simply stunning inside and out! A beautifully presented, light & characterful, high specification, Grade 2 listed detached 4 double bedroom thatch cottage in idyllic village setting. Located in central Redhill, Rushden, Apple Tree Cottage originally dates back to the 1640's and has been significantly extended and modernised over the years to the charming and particularly spacious family home it is today. Sat on an approx. 0.3 acre plot with a stunning landscaped garden, the home offers versatile accommodation with 3 large reception rooms, boot room, bespoke kitchen, utility, cloakroom, wine cellar, study and guest bedroom with en-suite on the ground floor. On the first are 3 generous double bedrooms (Jack & Gill en-suite to master and Bed 3), dressing room, and family bathroom. Combining a wealth of delightful character features with high specification modern fixtures & fittings, this magnificent home mitigates many of the usual compromises when considering a home of this style and age in terms of light, space and specification. A fine home that really must be viewed in person to appreciate the setting, space and specification on offer.

- Grade 2 Listed 17th Century detached thatch cottage
- 0.3 Acre plot
- Beautifully presented & unusually spacious throughout
- Idyllic village setting
- 4 Double bedrooms (2 en-suite)
- Characterful original features
- Smoked oak flooring across ground floor and solid oak bespoke fixtures and fittings
- Council Tax band G / EPC exempt



## Accommodation

### Entrance Porch

Radiator, window to both sides, glass panelled doors to dining room and morning room.

### Morning Room

14' 9" x 14' 4" max (4.50m x 4.37m)

Window to the front aspect, window to the rear aspect, radiator, door to:

### Kitchen

13' 6" x 14' 4" (4.11m x 4.37m)

Two windows to the front aspect, radiator, range of solid oak bespoke base level units with granite work surface over and inset double butler sink with drainer, integral dish washer, microwave, electric AGA, central island with oak work surface over, storage units and integral wine cooler under, door to wine cellar, door to secondary stairwell to bedroom one, door to rear lobby, opening to:

### Boot Room

23' 2" x 9' 1" (7.06m x 2.77m)

Radiator, two Velux windows to the rear aspect, external stable door to front, external double doors to rear, large storage cupboard housing pressurised hot water tank, space for large American style fridge/freezer, granite work surface with inset butler sink, door to:

### Guest Bedroom Suite

11' 2" x 8' 8" (3.40m x 2.64m)

Window to the front aspect, electric radiator, air conditioning unit, door to:

### En-suite

WC, wash hand basin, heated towel rail, bath with shower attachment over and screen.

### Rear Lobby

Large built in pantry cupboard, doors to:

### Cloakroom

Two windows to the rear aspect, radiator, WC, wash hand basin.





## Utility Room

7' 7" x 5' 7" (2.31m x 1.70m)

Radiator, wall mounted and base level units with work surface over and inset sink with drainer, space under for washing machine and tumble dryer, external stable door to rear.

## Wine Cellar

11' 0" x 10' 9" (3.35m x 3.28m)

## Dining Room

14' 2" x 11' 9" (4.32m x 3.58m)

Radiator, window to the front aspect, external door to rear, Inglenook fireplace with wood burner, opening to:

## Lounge

23' 6" x 13' 9" (7.16m x 4.19m)

Two radiators, window to the front aspect, window to the side aspect, external French doors to front terrace, inglenook fireplace with wood burner, stairs to first floor, door to:

## Study

13' 8" x 5' 8" (4.17m x 1.73m)

Two windows to the rear aspect, radiator.

## First Floor

## Landing

Storage cupboard, doors to:





## Bedroom Two

11' 9" x 10' 9" (3.58m x 3.28m)

Window to the side aspect, window to the front aspect, radiator, loft hatch, built in storage cupboard.

## Bedroom Three

11' 7" x 12' 5" max into eaves (3.53m x 3.78m)

Window to the front aspect, radiator, door to:

## Dressing Room

15' 6" max x 11' 1" max (4.72m x 3.38m)

Window to the rear aspect, radiator, built in storage units, wardrobes and desk, doors to:

## En-suite

Shower cubicle, heated towel rail, WC, wash hand basin.

## Bedroom One

14' 4" x 13' 8" (4.37m x 4.17m)

Window to the front aspect, window to the side aspect, air conditioning unit, stairs to ground floor.

## Family Bathroom

11' 9" x 10' 1" max (3.58m x 3.07m)

Window to the rear aspect, heated towel rail, walk in shower cubicle, WC, wash hand basin with built in vanity unit with storage units under, free standing solid brass roll top bath.

## External

### Rear

Decked courtyard area at rear with access to front on both sides

### Front

Gated driveway providing parking for 3-4 cars, large paved terrace with BBQ area and various external power sockets leading to enclosed landscaped garden laid to lawn measuring approx. 90ft x 85ft with mature apple trees, established beds and borders with ornamental shrubs, decked sun terrace at head with hot tub area, 5 x timber storage sheds with light & power.









Approximate Gross Internal Area  
 Basement = 11.2 sq m / 120 sq ft  
 Ground Floor = 144.7 sq m / 1,557 sq ft  
 First Floor = 95.9 sq m / 1,032 sq ft  
 Total = 251.8 sq m / 2,709 sq ft



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Viewing by appointment only

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