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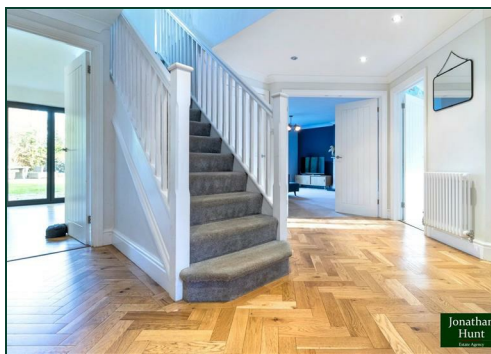
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Police House Brook End, Cottered, Buntingford, Hertfordshire, SG9 9QR

Asking Price £880,000

Available Chain Free

A spacious and beautifully presented four-bedroom detached home of approximately 2,250 sq ft, located in the sought-after village of Cottered, just outside Buntingford. Positioned on a quiet no-through road, this thoughtfully remodelled property offers flexible and well-balanced accommodation ideal for modern family living. The ground floor features a generous entrance hall with cloakroom, a versatile study/playroom, and a bright, welcoming lounge with double doors opening to the garden. A large, recently fitted open-plan kitchen/dining area forms the heart of the home, complete with integrated appliances, a central island, and adjoining utility room. Upstairs, the principal bedroom benefits from a stylish en suite and dressing area, complemented by two further double bedrooms with built-in wardrobes, a single bedroom, a separate study, and a contemporary family bathroom with bath and separate shower. Outside, the home enjoys a well-maintained rear garden with lawn, patio, and seating area, along with a large private driveway and garage. Recent updates include new flooring, redecorated interiors, and double glazing throughout. Cottered offers a village green, pub, and access to countryside walks, with excellent road links and Baldock station providing direct rail access to London in around 40 minutes — making this an ideal choice for those seeking a peaceful setting with commuting convenience.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALL

LOUNGE 16'7" x 13'7" (5.08 x 4.15)

RECEPTION ROOM 15'1" x 9'8" (4.62 x 2.96)

CLOAKROOM

KITCHEN DINER 23'11" x 18'8" (7.29 x 5.69)

UTILITY ROOM 8'7" x 5'4" (2.62 x 1.63)

FIRST FLOOR LANDING

PRINCIPAL BEDROOM 16'5" x 12'9" (5.01 x 3.89)

WALK IN WARDROBE 11'10" x 9'10" (3.62 x 3.0)

EN-SUITE 8'9" x 7'10" (2.67 x 2.4)

BEDROOM TWO 11'7" x 10'2" (3.54 x 3.11)

BEDROOM THREE 11'8" x 9'4" (3.58 x 2.87)

BEDROOM FOUR 8'7" x 7'7" (2.64 x 2.33)

STUDY 6'4" x 5'3" (1.94 x 1.61)

FAMILY BATHROOM 8'3" x 5'8" (2.53 x 1.73)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		70	78
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		49	69
EU Directive 2002/91/EC			

Approx Gross Internal Area
214 sq m / 2308 sq ft



Ground Floor
Approx 122 sq m / 1311 sq ft

Denotes head height below 1.5m

First Floor
Approx 93 sq m / 997 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.