

# Jonathan Hunt

ESTATE AGENCY

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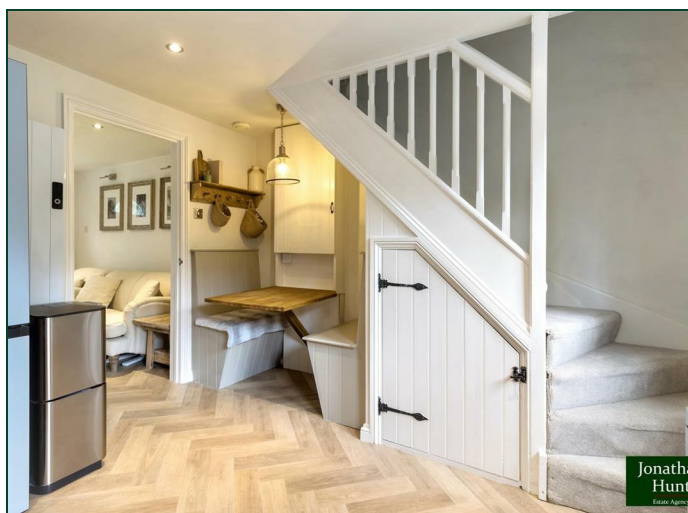
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4 Victoria Cottages, Cottered, Buntingford, SG9 9QN

Price Guide £375,000

#### 4 Victoria Cottages, Cottered, Buntingford, SG9 9QN

Set in a peaceful rural spot with open countryside on the doorstep, this freehold Victorian cottage is full of character and offers an easy, relaxed connection to the outdoors. It's a dog-walker's heaven, with miles of countryside footpaths moments from the front door. Inside, the home feels warm and welcoming, with a modern fitted kitchen and a cosy lounge centred around an open fireplace. Upstairs are two comfortable bedrooms and a recently updated shower room, blending modern comfort with classic cottage charm. Outside, a sunny mature garden, courtyard patio and a versatile garden room/studio create great spaces to relax, work or unwind, with generous off-street parking completing the picture. A lovely option for first-time buyers or downsizers looking for a quiet, characterful home in a beautiful rural setting.



**KITCHEN/BREAKFAST ROOM 11'11" x 10'9" (3.65 x 3.30)**

**LOUNGE 11'8" x 10'9" (3.58 x 3.28)**

**PRINCIPAL BEDROOM 11'10" x 10'10" (3.62 x 3.32)**

**BEDROOM TWO 9'1" x 8'1" (2.77 x 2.48)**

**SHOWER ROOM 5'4" x 5'1" (1.65 x 1.55)**

**GARDEN ROOM 10'5" x 7'1" (3.18 x 2.18)**



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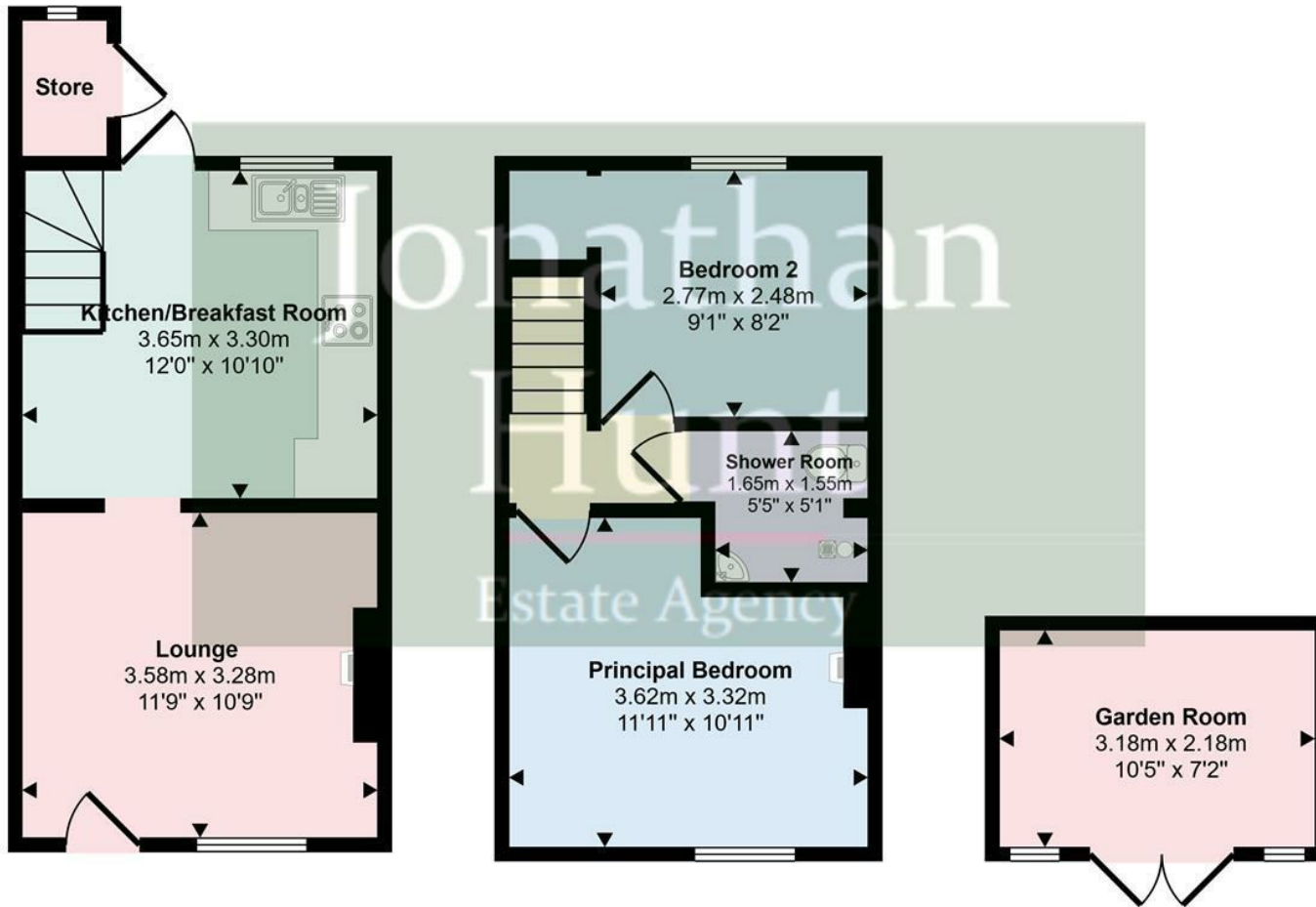
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Approx Gross Internal Area  
57 sq m / 619 sq ft

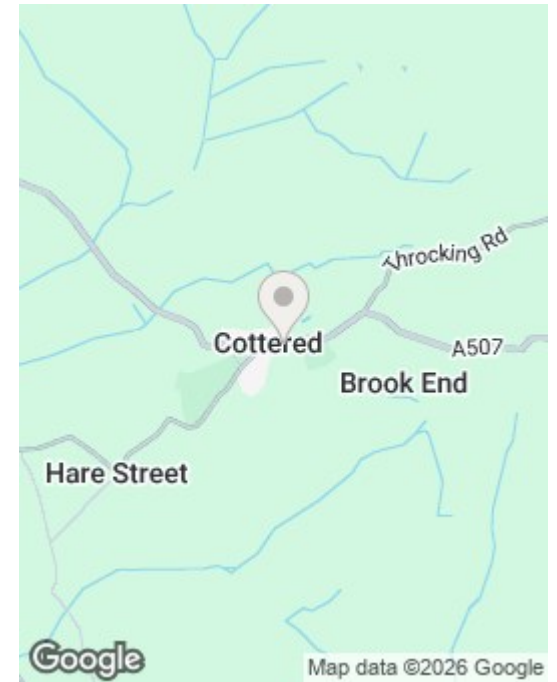


Ground Floor  
Approx 26 sq m / 275 sq ft

First Floor  
Approx 25 sq m / 269 sq ft

Garden Room  
Approx 7 sq m / 75 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.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
85	41		

The Energy Efficiency Rating chart shows a current rating of 85 (A) and a potential rating of 41 (G). The Environmental Impact (CO<sub>2</sub>) Rating chart shows a current rating of A and a potential rating of G.