

# Jonathan Hunt

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**15 River Green, Buntingford, SG9 9ES**

**Price Guide £595,000**

A beautifully remodelled Grade II listed period cottage, rich in original features and set just moments from Buntingford's historic town centre. Entering through the original oak front door, the ground floor opens with a charming dining room framed by exposed timbers and a staircase rising to the first floor, leading through to a cosy dual-aspect lounge with log burner and character alcoves. To the rear, the modern, well-appointed kitchen offers casual seating, quality fittings, integrated appliances and direct access to the garden, along with a ground-floor WC and access to the cellar. The cellar is thoughtfully arranged as a home office and separate TV lounge. Upstairs, the property provides three well-proportioned bedrooms, each retaining the warmth and character expected of a Grade II listed home. Outside, the enclosed south-facing garden features lawns, mature planting and fruit trees, and a substantial weatherboarded detached garage complete with power, lighting and water supply. Once a public house and now a welcoming family home, it sits in the picturesque River Green area near the River Rib. Early viewing is strongly recommended to appreciate the setting, space and unique period charm.

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**LOUNGE 15'1" x 14'7" (4.6 x 4.45)**

**DINING ROOM 12'3" x 12'1" (3.74 x 3.69)**

**KITCHEN/BREAKFAST ROOM 16'11" x 15'9" (5.18 x 4.81)**

**WC**

**CELLAR ROOM 13'11" x 13'7" (4.26 x 4.15)**

**CELLAR TV ROOM 11'7" x 9'11" (3.55 x 3.03)**

**PRINCIPAL BEDROOM 15'2" x 14'10" (4.64 x 4.54)**

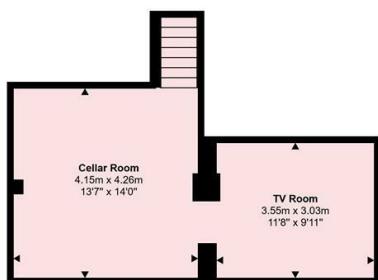
**BEDROOM TWO 11'10" x 11'8" (3.62 x 3.58)**

**BEDROOM THREE 11'7" x 6'3" (3.54 x 1.92)**

**BATHROOM 8'9" x 6'0" (2.68 x 1.83)**

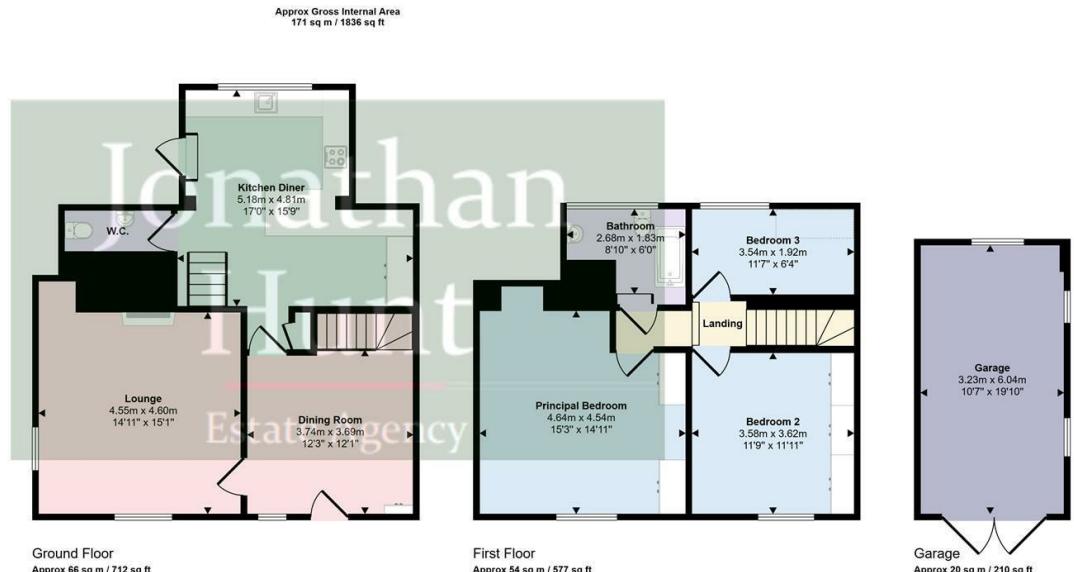
**GARAGE/WORKSHOP 19'9" x 10'7" (6.04 x 3.23)**





Cellar  
Approx 31 sq m / 336 sq ft

 Denotes head height below 1.5m



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.