

Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

Tel: 01920 411090

8 High Street Buntingford SG9 9AG

Tel: 01763 272727

info@jonathan-hunt.co.uk

www.jonathanhunt.co.uk



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.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

15 River Green, Buntingford, SG9 9ES

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)



