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1 Vine Cottage Hare Street, Buntingford, Hertfordshire, SG9 0EG

Price Guide £799,995

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CHAIN FREE — Character Cottage with Over an Acre, Outbuildings and Garage

Set within more than an acre of private, secluded grounds, this double-fronted character cottage offers generous and flexible accommodation, thoughtfully updated while retaining its original charm.

Inside, the property includes a spacious lounge with fireplace, a separate sitting room, and a light-filled open-plan kitchen/family room with a defined dining area. A useful cellar provides additional storage or hobby space. Upstairs are four double bedrooms, including a principal bedroom with en-suite, along with a modern family bathroom. The home benefits from LPG central heating and double-glazed windows throughout.

Outside, the plot offers excellent lifestyle potential. Immediately surrounding the cottage is a well-stocked patio garden, with an additional garden area accessed via a five-bar gate, providing off-street parking, a single garage, cart-lodge garage, and potting shed. A second five-bar gate leads to a further parcel of land extending to over an acre, featuring wide lawns and mature trees. The setting is private, peaceful, and well suited to those seeking space, hobbies, or small-scale equestrian use.



ENTRANCE HALL

LOUNGE 12'1" x 11'5" (3.69 x 3.49)

SITTING ROOM 11'3" x 10'9" (3.45 x 3.30)

DINING AREA 16'0" x 8'3" (4.89 x 2.54)

KITCHEN/FAMILY ROOM 23'8" x 13'3" (7.23 x 4.04)

UTILITY ROOM 7'10" x 5'2" (2.40 x 1.59)

LANDING

PRINCIPAL BEDROOM 13'6" x 11'5" (4.13 x 3.49)

EN-SUITE 8'3" x 5'1" (2.54 x 1.56)

BEDROOM TWO 13'11" x 11'10" (4.26 x 3.63)

BEDROOM THREE 12'1" x 11'2" (3.70 x 3.42)

STUDY/BEDROOM FOUR 11'10" x 11'0" (3.61 x 3.36)

SHOWER ROOM 8'2" x 6'8" (2.51 x 2.04)

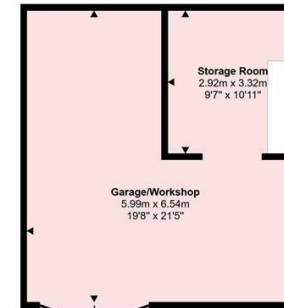
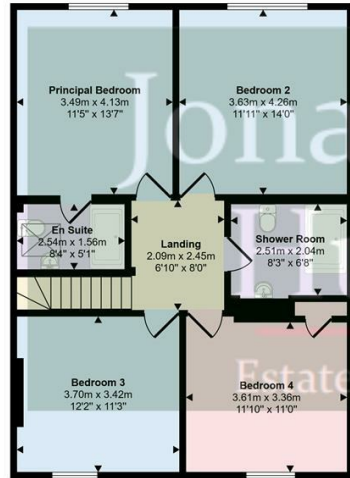
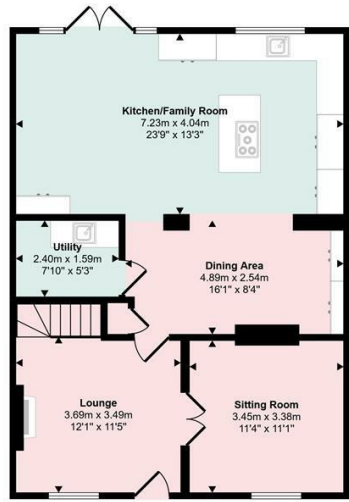




IF YOU WANT
BREAKFAST
IN BED
TOMORROW,
SLEEP IN THE
KITCHEN TONIGHT.



Approx Gross Internal Area
228 sq m / 2456 sq ft



Ground Floor
Approx 74 sq m / 802 sq ft

First Floor
Approx 77 sq m / 829 sq ft

Outbuilding 1
Approx 37 sq m / 397 sq ft

Outbuilding 2
Approx 40 sq m / 429 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.



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		62	69
England & Wales	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	EU Directive 2002/91/EC		