

# Jonathan Hunt

ESTATE AGENCY

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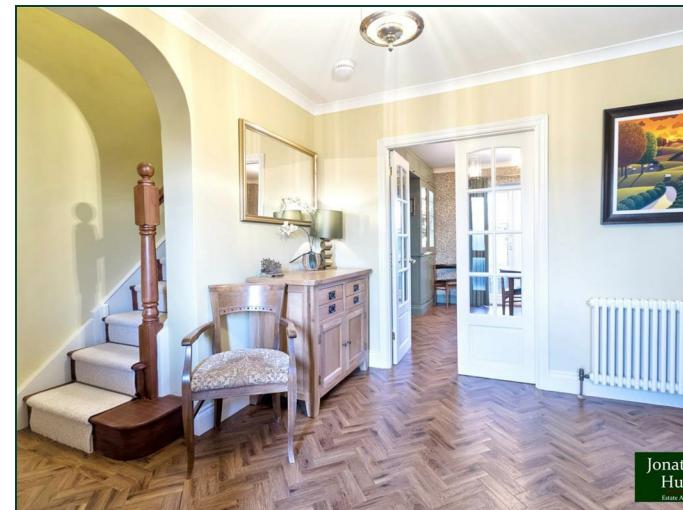
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1 Chipping Hall Cottages Chipping, Buntingford, SG9 0PG

Price Guide £975,000

# 1 Chipping Hall Cottages Chipping, Buntingford, SG9 0PG

This beautifully extended four-bedroom period home, built in 1901 and reputedly as a rural retreat for surgeons from St Bartholomew's Hospital in London, blends timeless character with modern luxury. Set within approximately 1/3 acre and surrounded by open countryside views, it has been faultlessly remodelled by the current owners to include a superb bespoke kitchen/breakfast room and two further reception rooms, with stylish Karndean flooring throughout the ground floor. Upstairs, four generous double bedrooms are complemented by a magnificent principal en-suite and a luxury family bathroom. The spacious living areas flow seamlessly, enjoying delightful views over the gardens and countryside beyond, while a versatile garden room provides the perfect space for a home office or gym. Outside, mature private gardens, detached double and single garages, and a gated driveway offer excellent facilities, with further potential for extension or even a separate building plot (stpp). Located in the sought-after village of Chipping, close to Buntingford and Royston, this is a rare opportunity to secure a substantial family home with both heritage and future potential.



**ENTRANCE HALL****WC 6'1" x 2'10" (1.86 x 0.87)****SNUG AREA 11'0" x 10'7" (3.37 x 3.23)****KITCHEN 13'10" x 10'10" (4.23 x 3.31)****UTILITY ROOM 12'2" x 5'11" (3.72 x 1.81)****DINING ROOM 11'8" x 10'10" (3.57 x 3.31)****SITTING ROOM 22'0" x 11'6" (6.72 x 3.53)****PRINCIPAL BEDROOM 16'8" x 11'10" (5.1 x 3.62)****EN-SUITE 11'8" x 4'11" (3.56 x 1.52)****BEDROOM TWO 12'7" x 9'8" (3.85 x 2.95)****BEDROOM THREE 11'7" x 10'6" (3.55 x 3.22)****BEDROOM FOUR 10'10" x 8'1" (3.32 x 2.47)****BATHROOM 12'3" x 4'10" (3.74 x 1.48)****GARDEN ROOM/GYM 16'0" x 10'10" (4.9 x 3.32)****DOUBLE GARAGE AND WORKSHOP 23'9" x 17'2" (7.25 x 5.25)**



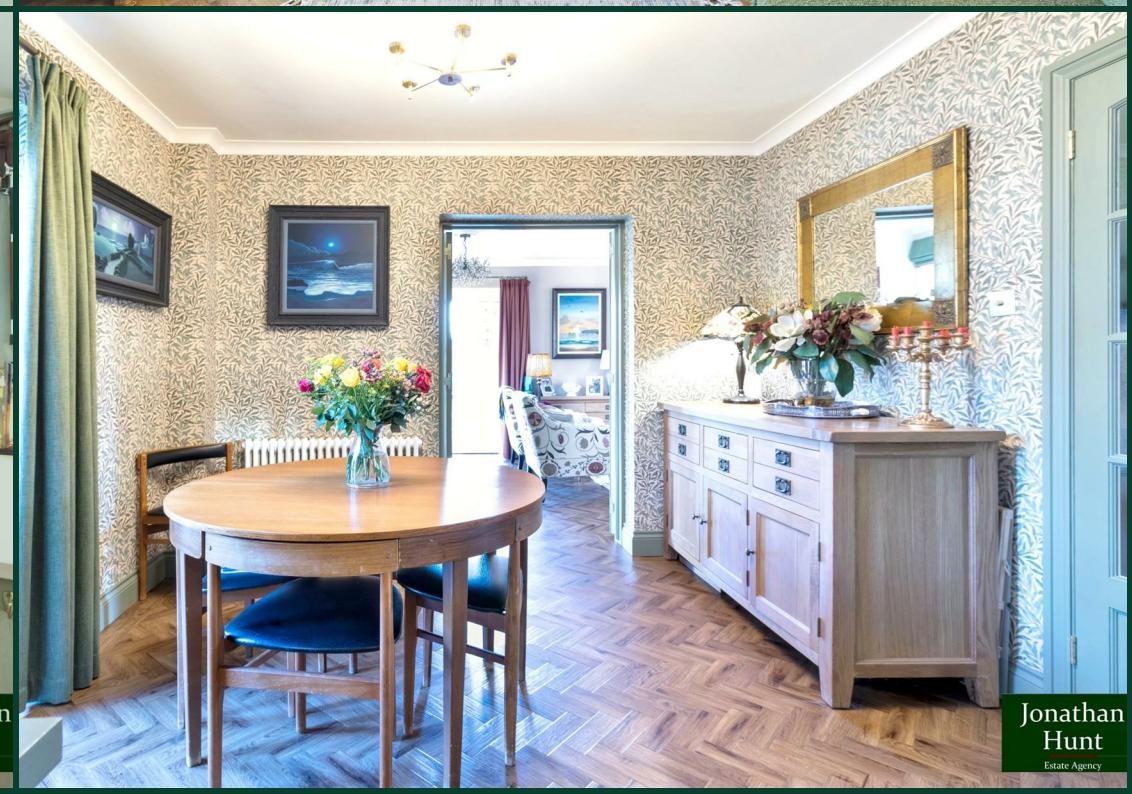
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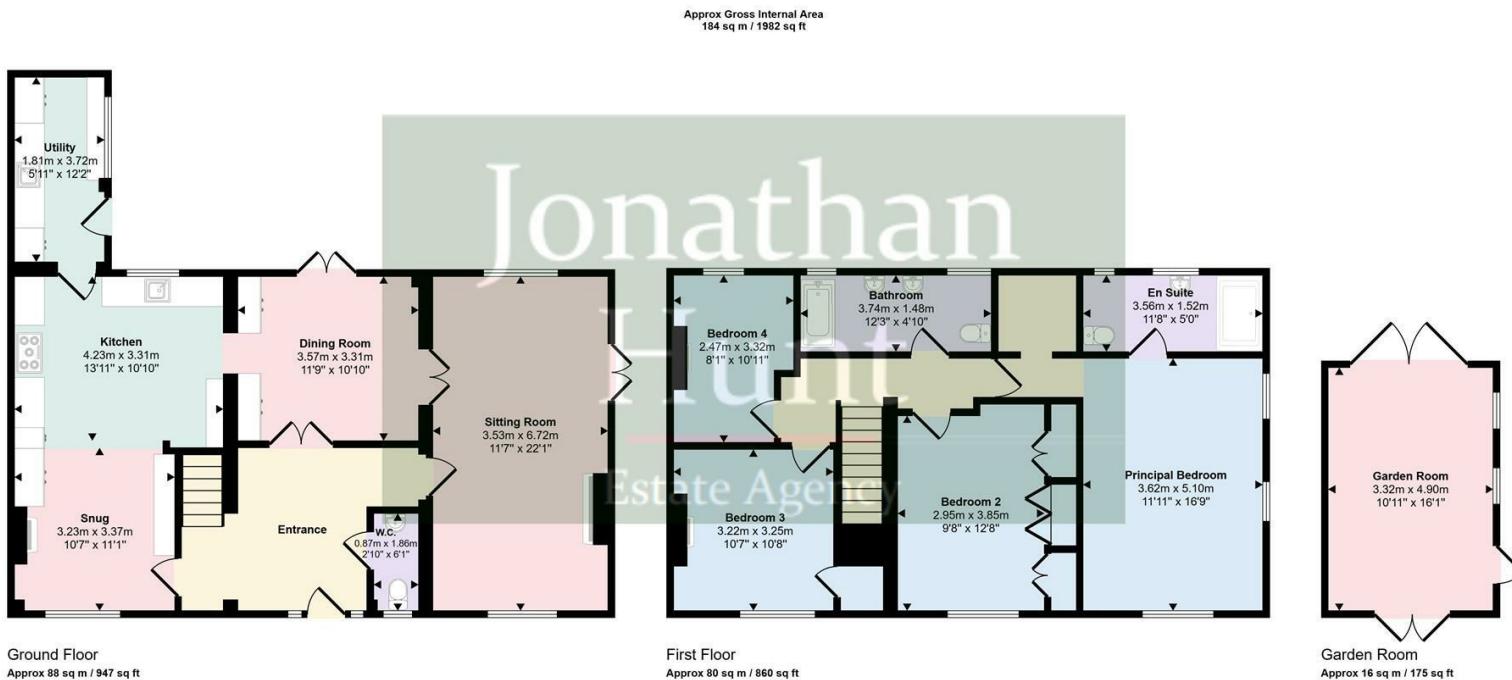


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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus)	A			(A)	
(81-91)	B			(B)	
(69-80)	C			(C)	
(55-68)	D			(D)	
(39-54)	E			(E)	
(21-38)	F			(F)	
(11-20)	G			(G)	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	