

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



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1 Chipping Hall Cottages Chipping, Buntingford, SG9 0PG

Price Guide £975,000

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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)



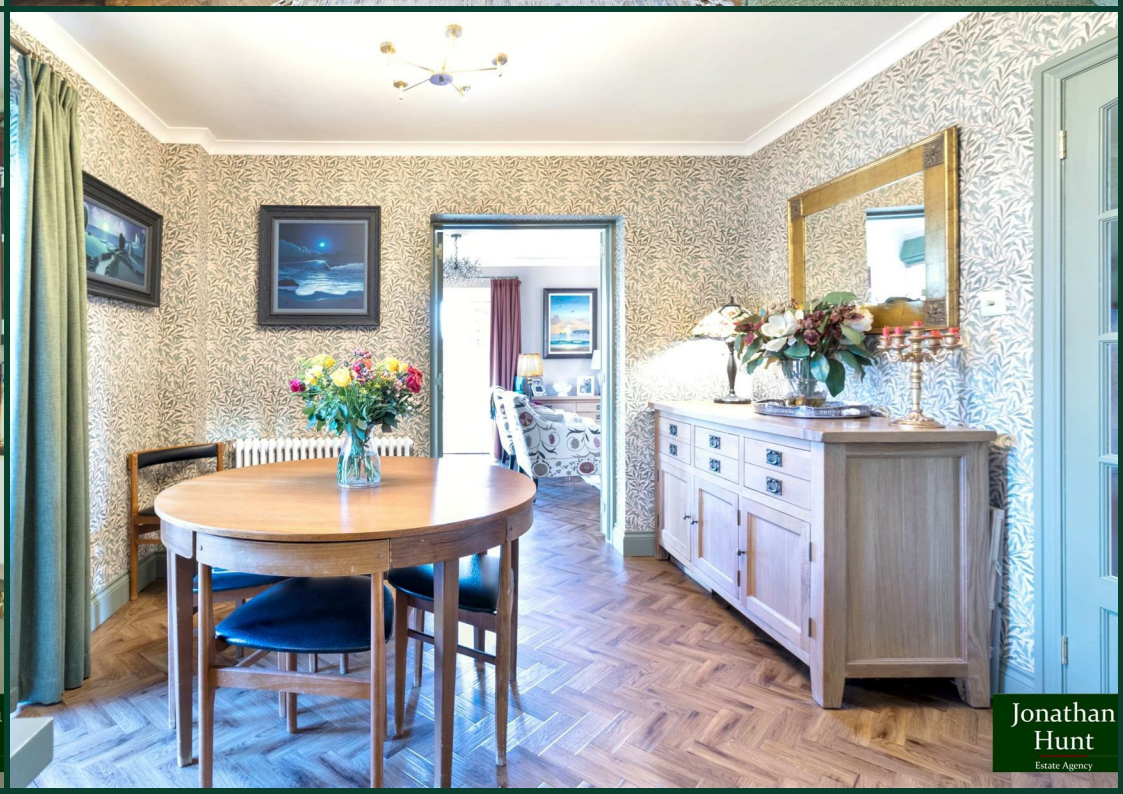
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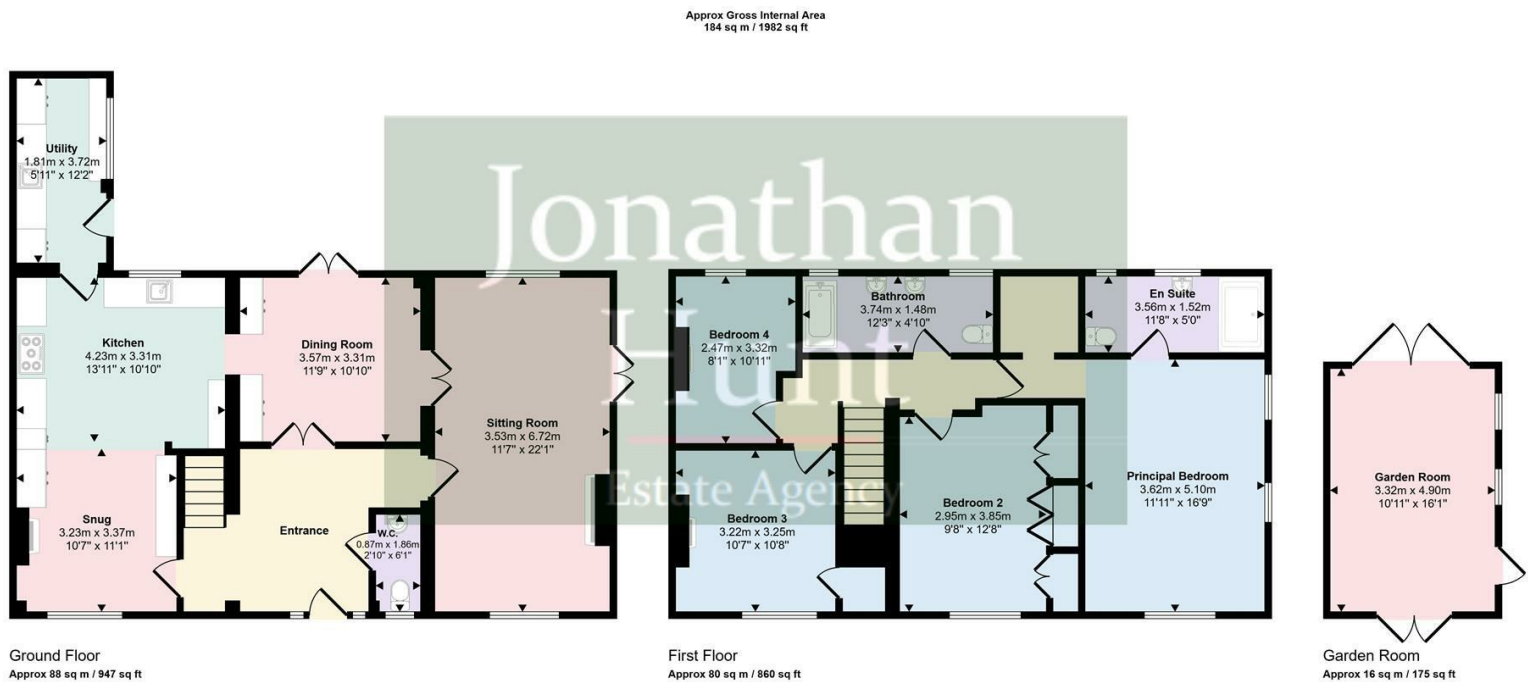


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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	