



**Oliver
Minton**
Sales & Lettings

**Chestnut Cottage, Stanstead Road,
Hunsdon**

Herts SG12 8PZ

Price Guide £1,000,000

A CHARMING PERIOD HOUSE OCCUPYING AN EXTREMELY PEACEFUL, MATURE GARDEN SETTING WITH ATTRACTIVE LAKE-FED STREAM AND WOODLAND AREA.





The Property

Chestnut Cottage is an attractive period house, believed to date from the Victorian era, with later additions and alterations, but having retained much of its original charm & character. The cottage does not have listed status, so the original layout has been sensitively extended over the years to provide superbly proportioned and well-maintained accommodation. The double glazed windows have been carefully crafted to match the look of the originals and throughout the property, attention has been paid to reflect the character and period of the building.

Through a lych gate and up the pathway in the pretty cottage style garden, the front door opens into an enclosed porch, leading to the reception hall with stairs rising to the first floor. To the right of the hall is the dining room, with dual aspect box bay windows and exposed ceiling timbers.

Adjacent, is the kitchen which has a rear aspect providing for a great degree of light and a stunning outlook across the rear garden. Granite work tops and up risers complement a range of solid wood wall, base, display and larder units. There is an integrated fridge and dishwasher plus built -in double oven and induction hob with extractor canopy. Off the kitchen, there is a good size utility room with tiled floor, matching wall and base units and space for an American style fridge freezer. There is a door from here opening to the conservatory. To the other side of the kitchen, a rear lobby gives access to a boot room and guest cloakroom.

To the left of the main hall you will find a cosy sitting room, again with a box bay window. A red brick fireplace houses an attractive, realistic gas coal stove. Double doors take you through to the lounge, a lovely light and bright triple aspect room with double doors leading through to the conservatory.

The conservatory is perfectly placed at the rear of the cottage and is a delightful space to use all year round. Sitting slightly elevated, it gives a wonderful aspect over the gardens and is a lovely space to sit and while away a lazy afternoon with a book, or to just enjoy the birds and British wildlife visiting the garden.

The staircase rises to a split-level landing, giving access to all five bedrooms. The principal suite has a dressing room, en-suite shower and fitted wardrobes. Bedroom two has the benefit of an en-suite bathroom and bespoke fitted furniture. There is also a comprehensively fitted family bathroom with a four piece suite.

Exterior

Chestnut Cottage is accessed off Stanstead Road, via an electrically operated gate which open onto a gravel drive with plenty of parking. To one side is a substantial garage with a workshop to the rear.



Gardens

The gardens that expand out to the rear are simply beautiful. To the immediate rear of the house, a stylish stone terrace provides space for outside dining and entertaining, with further seating areas throughout the garden. Steps take you down to the highly secluded and mature half-acre garden, which is a haven of peace and natural beauty. An abundance of mature planting bursts throughout the space, whilst colourful borders filled with perennials, flowering shrubs, and seasonal blooms offer year-round interest and fragrance, all bordering an impressive manicured lawn. At the heart of the garden, a gently flowing stream, fed by a nearby lake, meanders through the landscape, its soft babbling adding a soothing soundtrack to the surroundings. Small wooden bridges span the banks and invite exploration into the woodland area, where established trees create a sense of privacy and enclosure, their leafy canopies casting dappled shade over winding pathways.

Accommodation

Front door to enclosed entrance porch. door to:

Hall

Stairs rising to first floor.

Sitting Room 5.20m x 3.18m (17'0" x 10'5")

Box bay double glazed window to front. Red brick fireplace with inset realistic coal gas stove. Radiator. Double doors to:

Lounge 4.68m x 3.39m (15'4" x 11'1")

Bright and airy room, being triple aspect. Built-in book cases and cupboards to one alcove. Exposed wood floor. Radiator. Double doors to conservatory.

Conservatory 3.21m x 3.09m (10'6" x 10'1")

Upvc double glazed construction. Double doors to garden. Radiator. Tiled floor.

Dining Room 3.47m x 3.25m (11'4" x 10'7")

Box bay window to front with window seat and additional window to side. Inset fireplace with realistic gas coal fire. Open square archway to:



Kitchen 4.35m x 3.18 (14'3" x 10'5")

Comprehensively fitted with a range of solid wood wall, base and display units, complemented by granite worksurfaces and up-risers. Inset sink with mixer tap. Built-in double oven and warming drawer. Induction hob with extractor above. Integrated dishwasher and under counter fridge. Radiator. Two double glazed windows overlooking the garden.

Utility Room 3.02m x 2.01m (9'10" x 6'7")

Range of matching units. Inset sink and drainer. Space and plumbing for washing machine and for an American style fridge/freezer. Tiled floor. Double doors to garden. Door to conservatory.



Rear Lobby

Boot room with window to rear. Covered radiator. Tiled floor. Door to outside. Door to:

Guest Cloakroom

Low flush w.c. Vanity wash hand basin. Radiator. Window to side.

First Floor

Split level landing. Loft access hatch.

Principal Bedroom Suite

Dressing Room 2.95m x 2.00m (9'8" x 6'6")

Built-in cupboard. Wide floor to ceiling mirrors to one wall. Open to bedroom area. Door to:

En-Suite Shower

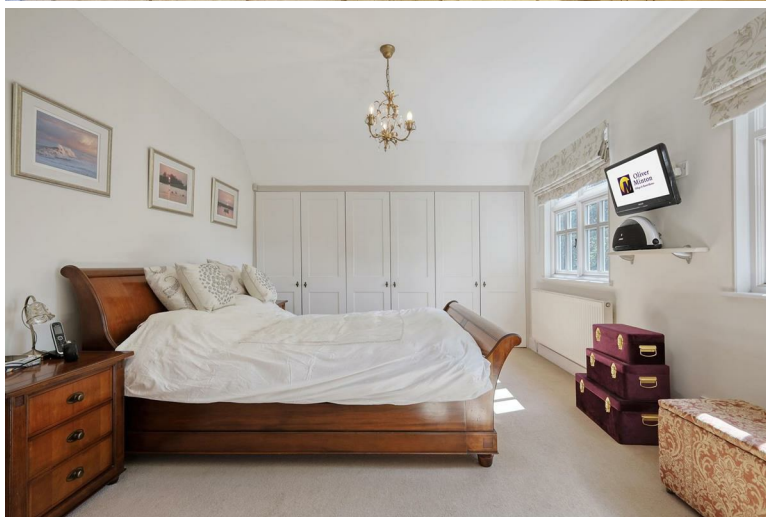
Fully tiled shower cubicle with glazed screen. Low flush w.c. Vanity wash hand basin with cupboard below. Tiled walls and floor.

Bedroom Area 4.90m x 3.57m (16'0" x 11'8")

Measured up to Wardrobes. Dual aspect double glazed windows. Radiator. Range of built-in wardrobe cupboards to one wall.

Bedroom Two 4.29m x 4.03m (14'0" x 13'2")

Double glazed window to side. Fitted with a bespoke range of bedroom furniture to include wardrobe cupboards and tallboy. Radiator. Door to:







En-Suite Bathroom

Modern suite: Panel enclosed bath. Low flush w.c. Vanity wash hand basin set in counter top with cupboard below. Loft access hatch. Window to rear.

Bedroom Three 3.83m x 3.45m (12'6" x 11'3")

Double glazed window to rear. Radiator.

Bedroom Four 3.12m x 3.06m (10'2" x 10'0")

Double glazed window to front. Radiator. Decorative cast iron fireplace.



Bedroom Five/Study 2.76m x 2.64m (9'0" x 8'7")

Double glazed window to rear. Radiator. Recessed storage cupboard.

Bathroom

Modern suite: Panel enclosed bath. Recessed fully tiled shower cubicle with glazed screen. Mid-flush w.c. Full width mirror to one wall. Radiator. Window to side.

Garage 5.40m x 4.83 (17'8" x 15'10")

Detached garage under a pitch tiled roof. Electronically operated up and over door. Power and light connected. Rear door into:

Workshop 4.80m x 4.75m (15'8" x 15'7")

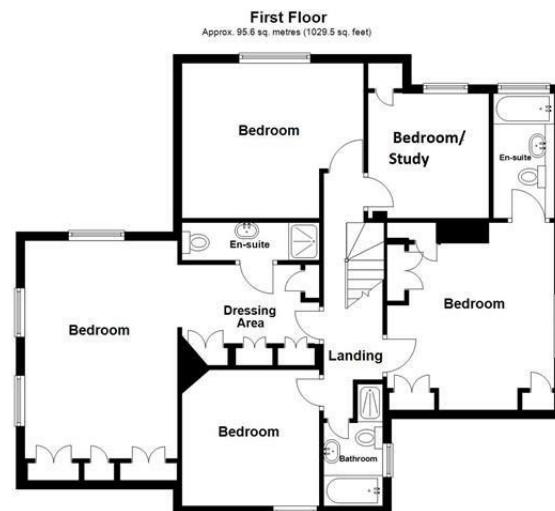
Windows to side and rear. Boarded eaves storage area. Power and light connected. Up and over full size garage door giving vehicular access from the lane.

Services

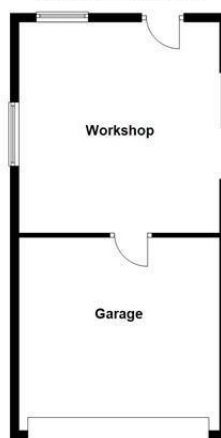
Mains electricity. LPG gas supplies domestic hot water and radiators. Mains water. Cesspit drainage.

Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>





Not shown in actual location/orientation
Approx. 43.6 sq. metres (469.2 sq. feet)

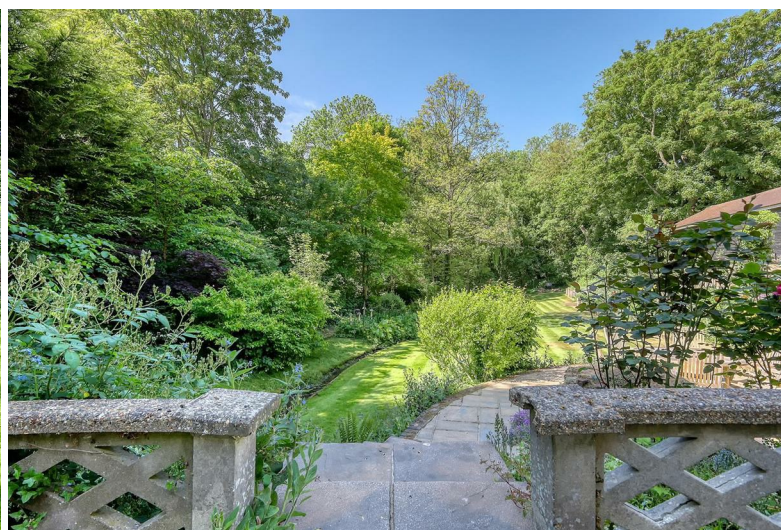
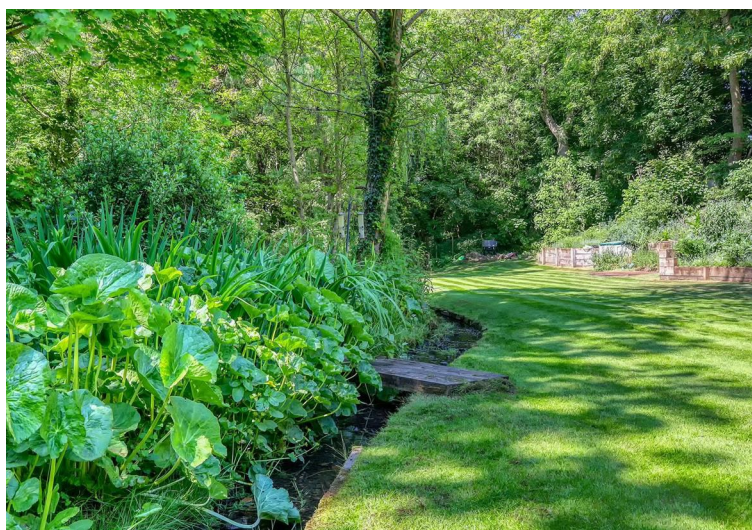


Total area: approx. 237.1 sq. metres (2552.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Chestnut Cottages, Stanstead Road



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Tenure: Freehold

Council Tax Band: F

Viewing Arrangements:

Strictly by appointment

14 High Street, Stanstead Abbots, Hertfordshire, SG12 8AB

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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