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moving experience



10 Birch Green

Nr Hertford, SG14 2LP

Price Guide £525,000



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Welcome to Birch Green, a quintessential village setting where this beautifully remodelled and fully refurbished Grade II listed home awaits. Lovingly transformed by the current vendor, this residence offers a perfect blend of traditional charm with exposed timber beams and fireplaces and high quality modern convenience, set in a sought-after location opposite the picturesque village green and duck pond.

Step inside to discover a home that prioritises both style and functionality. The refitted 18' kitchen breakfast room is a culinary haven, designed for both everyday living and entertaining. Adjacent, the spacious 22' living room beckons with its inviting feature wood burning stove, creating a warm and cosy atmosphere for family gatherings or quiet evenings in.

Practicality is at the forefront with ample storage solutions thoughtfully integrated throughout the home. A convenient downstairs cloakroom adds to the home's functionality, while the first-floor bathroom with its rain head and hand shower combined with 5' bath offers luxury bathing. The main bedroom is a sanctuary of comfort, complete with built-in storage to keep your space clutter-free and serene.

Outside, the property truly shines. The approximately 107' landscaped west facing garden is a testament to outdoor living, featuring a sun patio perfect for alfresco dining and relaxation. At the garden's end, an allotment area offers the opportunity for green-fingered pursuits, accompanied by a brick outhouse/workshop with power connected, ideal for a workshop or additional storage.

This home is more than just a place to live; it's a lifestyle choice in a community that values its heritage and natural beauty. Embrace the tranquillity and charm of village life while enjoying the modern comforts of a meticulously updated home. Arrange a viewing today and experience the unique allure of Birch Green living.



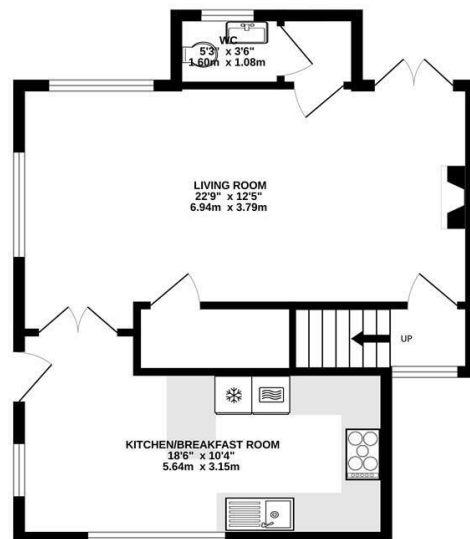


- Two bedroom Grade II listed cottage
- Beautifully remodelled and refurbished by current vendor
- Contemporary style 18' kitchen breakfast room
- Spacious 22' living room with feature wood burner
- First floor bathroom
- Ground floor cloakroom
- Ample storage built in throughout the cottage
- Attractively landscaped approx 107' west facing garden to rear
- Sun patio area
- Allotment area to rear of garden with brick outhouse/workshop



Floor Plan

GROUND FLOOR
511 sq.ft. (47.4 sq.m.) approx.



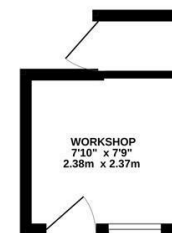
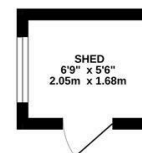
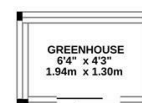
TOTAL FLOOR AREA : 973 sq.ft. (90.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
325 sq.ft. (30.1 sq.m.) approx.



OUTBUILDINGS
137 sq.ft. (12.8 sq.m.) approx.



Viewing

Please contact Shepherds of Hertford on 01992 551955
if you wish to arrange a viewing appointment for this property or require further information.



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