

# shepherds

A better home  
moving experience



10 Birch Green

Nr Hertford, SG14 2LP

**Price Guide £525,000**



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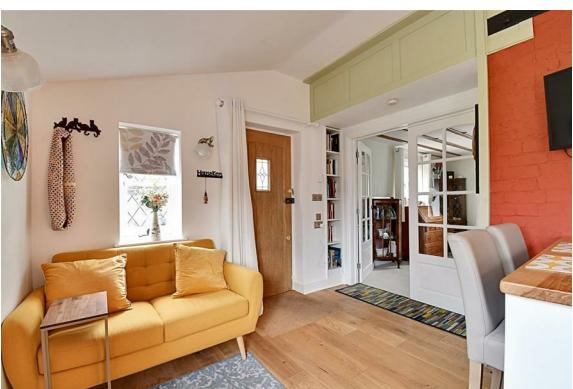
Welcome to Birch Green, a quintessential village setting where this beautifully remodelled and fully refurbished Grade II listed home awaits. Lovingly transformed by the current vendor, this residence offers a perfect blend of traditional charm with exposed timber beams and fireplaces and high quality 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.

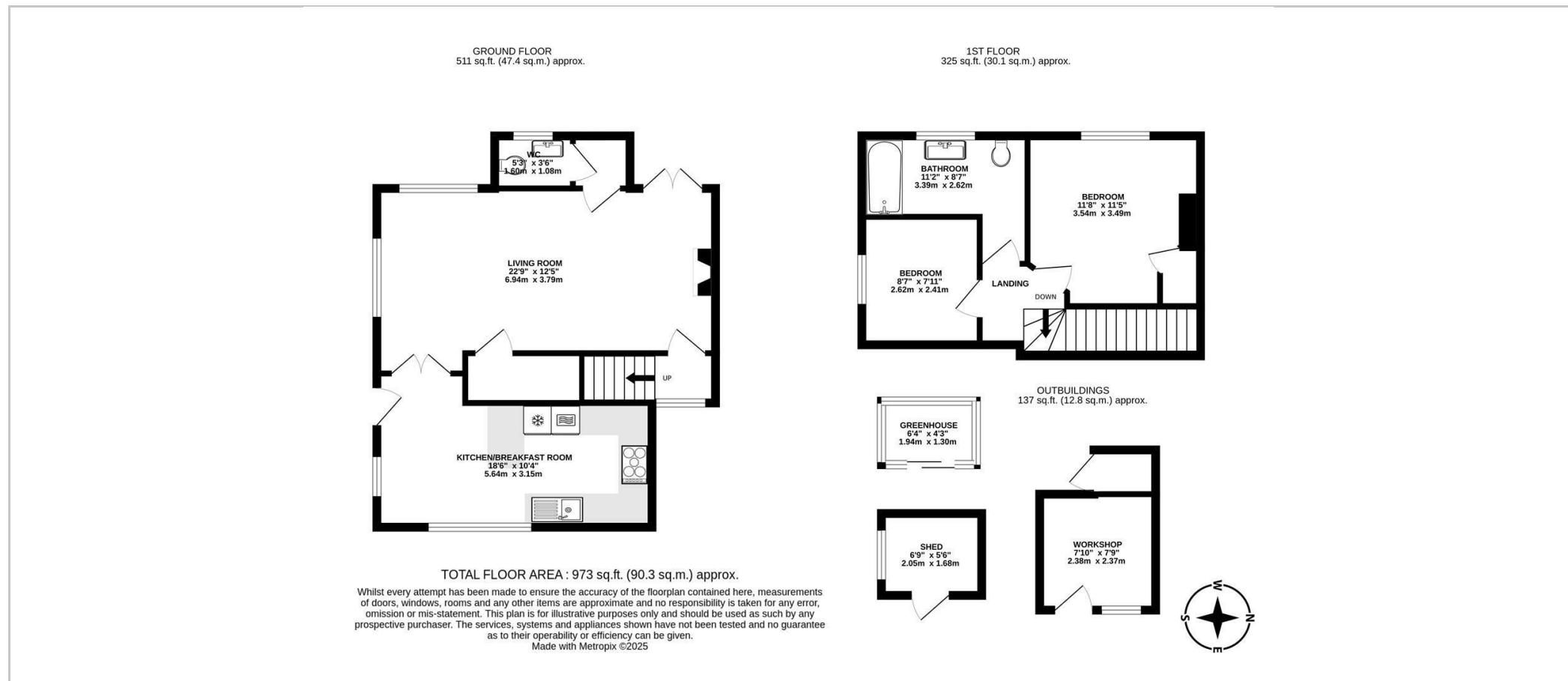




- Two bedroom Grade II listed cottage
- Beautifully remodelled and refurbished by current vendor
- Contemporary style 18' kitchen breakfast room
- Spacious 22' living room with feature wood burner
- First floor bathroom
- Ground floor cloakroom
- Ample storage built in throughout the cottage
- Attractively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



## Floor Plan



## 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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