



*1 The Cottage, Little Hormead*  
*Buntingford*

*In Excess of £995,000*

## 1 The Cottage

*Little Hormead, Buntingford*

*Ensum Brown offer this superb detached house positioned in the tranquil village of Little Hormead, near Buntingford. Features include 4 reception rooms, kitchen/breakfast room, 5 bedrooms & 3 bathrooms. Superb secluded plot with off street parking for multiple vehicles & detached double garage.*

*Tenure: Freehold*



## PROPERTY INSIGHT

Ensum Brown are absolutely delighted to offer to the sales market this rarely available 4 - 5 bedroom detached family house occupying a delightful position on a generous secluded plot in the sought-after and desirable village of Little Horstead which is just a short drive from the neighbouring town of Buntingford. Originally two cottages, the property has origins dating back to the early 1900's and it was knocked through into one large detached house many years ago.

Accommodation on the ground floor comprises of 4 reception rooms including a lovely dual-aspect living room with feature inglenook fireplace and wood burning stove, a study, snug and dining room. There is also a family room on this floor and this has previously been utilised as a guest bedroom as there is a good-size bathroom/WC adjacent to it. The bespoke country style kitchen/breakfast room truly is the hub of the home with a comprehensive range of wall and base units, space for AGA cooker, Butler sink and a range of appliances. Also with a pleasant outlook over the rear garden.

Moving upstairs there is bright and airy first floor landing which provides access to the 4 generous double bedrooms plus the 2 bathrooms including an en-suite to the master bedroom.

Externally the property enjoys a large secluded plot predominantly laid to lawn with a range of mature plant, shrub and hedge borders plus adjoining open countryside with breath-taking views. In addition, there is a hardstanding area providing off street parking for multiple vehicles and a detached double garage/workshop space.

## LOCATION - NEAREST TOWN: BUNTINGFORD

Buntingford is a small market town in the civil parish of East Hertfordshire and lies just off the A10 linking Cambridge and north London. Buntingford uses a three-tier school system. There are four schools in Buntingford; Freman College (an Upper School and Sixth Form, Edwinstree Church of England E Middle School Layston First and Milfield First School, a small nursery. There are also a number of private schools with easy driving distance of the town. As mentioned, Buntingford lies just off the A10, but it is also ideally located for other major road networks such as the A1M, just a half an hour drive to London Stansted airport and also close to several major nation rail stations with direct links to London Kings Cross and Liverpool Street, ideal if you are a commuter. If you want to visit other local towns you are very central to Royston, Stevenage, Bishop Stortford, Ware and Hertford. The city of Cambridge is also only around 45 minutes' drive away. It really is superbly located and you are also surrounded by some beautiful Hertfordshire countryside.

Tenure: Freehold



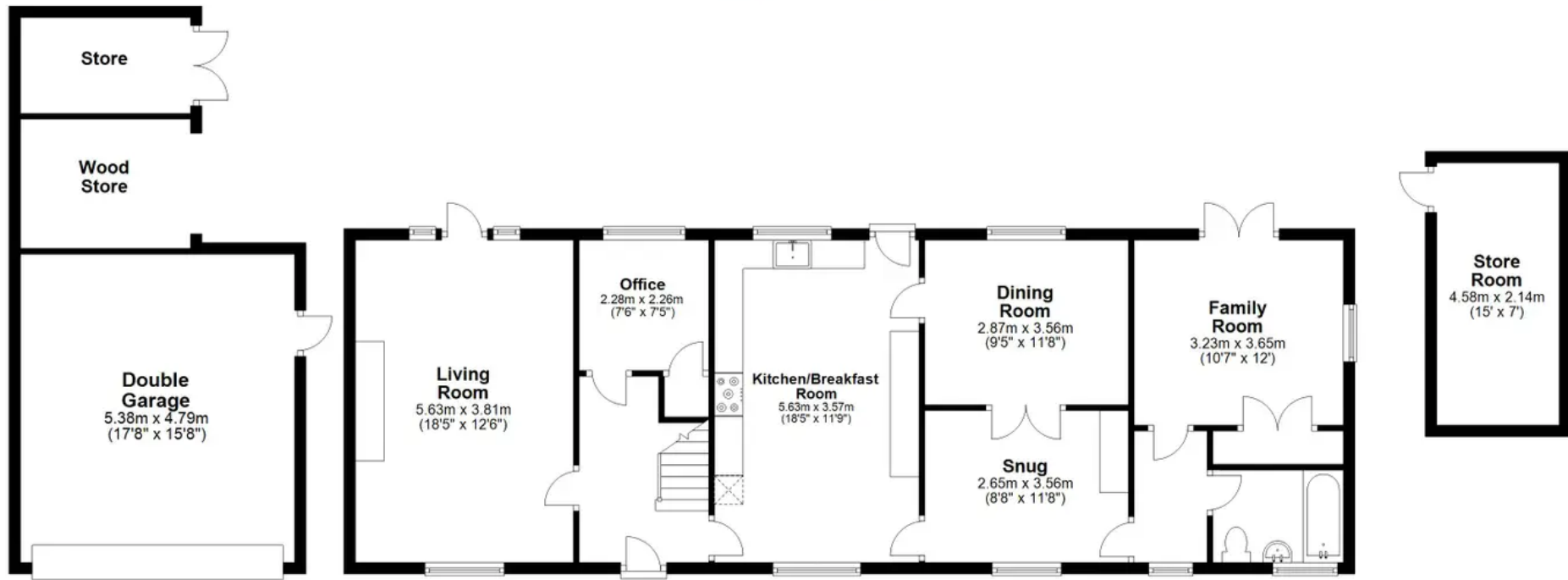






## Ground Floor

Approx. 144.8 sq. metres (1559.0 sq. feet)



## First Floor

Approx. 75.9 sq. metres (817.3 sq. feet)



Total area: approx. 220.8 sq. metres (2376.4 sq. feet)

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.  
Plan produced using PlanUp.