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FOR SALE



1 Keepers Cottages, Church Street, Buntingford, Hertfordshire, SG9 9AS

# 1 Keepers Cottages, Church Street, Buntingford, Hertfordshire, SG9 9AS

Price £375,000

- Charming cottage-style home built in 2005 in the heart of Buntingford
- Spacious sitting room with Victorian-style fireplace and oak flooring
- Large kitchen/diner with solid oak units and French doors to south-facing courtyard
- Four-piece bathroom and airing cupboard on the first floor
- South-facing courtyard with iron railings and two tandem parking spaces
- Generously sized rooms with period features and modern practicality
- Downstairs W/C
- Two large bedrooms; one with walk-in wardrobe recess, one with fitted wardrobes
- Loft room featuring window, radiator, carpet, and eaves storage
- Chain-free sale; ideal for buyers seeking central location near Buntingford High Street

A charming cottage-style home in the heart of Buntingford (built in 2005), combining generous rooms, period character and modern practicality, just moments from the High Street.

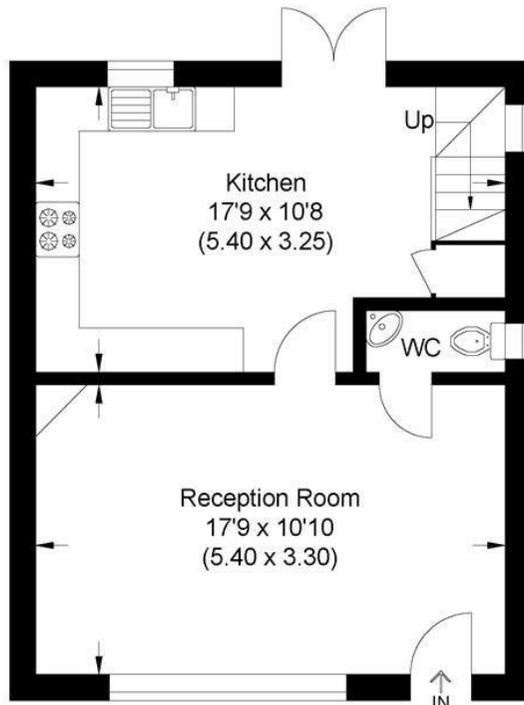
The ground floor features a spacious sitting room with a Victorian-style fireplace and oak flooring, plus a convenient downstairs W/C. The large kitchen/diner, fitted with solid oak units, opens via French doors onto a south-facing courtyard. Upstairs are two large bedrooms, one with a walk-in wardrobe recess and the other with fitted wardrobes, along with a four-piece bathroom and airing cupboard. Access to the loft room is via a large hatch with pull-down timber steps; the space includes a window, radiator, carpeting and eaves storage.

Externally, the south-facing courtyard is enclosed with iron railings and benefits from two tandem parking spaces.

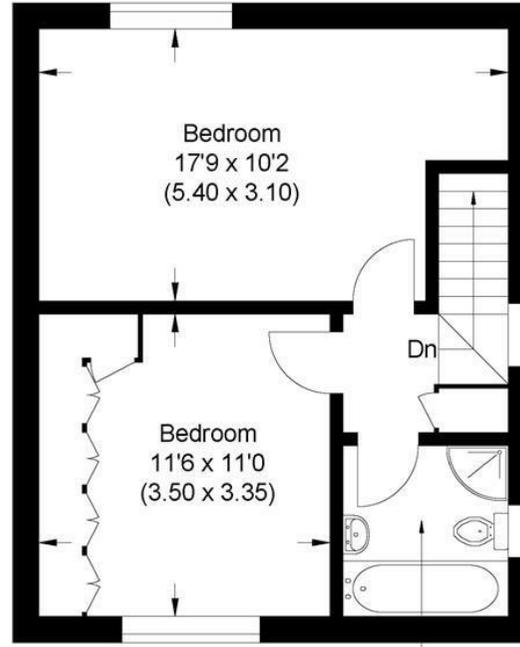
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Approximate Gross Internal Area  
88.02 sq m / 947.43 sq ft  
(Excluding Eaves Storage)

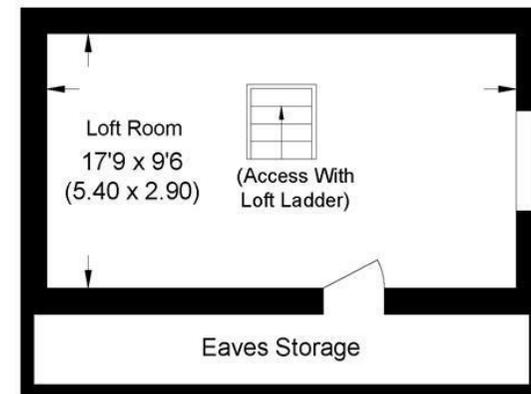


Ground Floor



First Floor

Bathroom  
7'11 x 6'3  
(2.40 x 1.90)



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, IWestates would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of IWestates estate agents.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
		66	72
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
		74	87
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Entrance**

Carriage lamp to front and entrance door to;

**Sitting Room**

17'9" x 10'10"

Box sash window to front with radiator below. Oak Floors. Polished cast iron fireplace with granite hearth.

**W/C**

4'3" x 3'3"

White wall mounted hand basin and low level w/c. Obscure window to side aspect. Oak floor. Radiator.

**Kitchen / Diner**

17'8" x 11'0"

French doors to rear with box sash window above kitchen sink. Roll top work surfaces with range of eye & base level solid oak units with soft closures. One & half bowl stainless steel sink with mixer tap. Extensive tiled splash backs. Oven and ceramic hob. Integrated washing machine and dishwasher. Built-in fridge freezer. Radiator. Turning stairs to first floor. Window to the side. Understairs cupboard houses consumer unit. Inset ceiling lights.

**First Floor****Landing**

Radiator. Large access flap with loft ladder to the loft room. Oak doors. Airing cupboard housing hot water tank and boiler.

**Bedroom One**

14'4" x 10'1"

Box sash window with radiator below. Walk-in wardrobe recess.

**Bedroom Two**

11'6" x 11'0"

Box sash window with radiator below. Fitted wardrobes.

**Bathroom**

8'0" x 6'3"

Fitted with white suite. Tiled splashbacks. Vinyl floor. Wall mounted mirror. Extractor fan. Obscured glazed window to side. Suite comprising low level w/c, bath and pedestal wash hand basin. Fully tiled shower cubicle. Ladder style heated towel rail.

**Loft Room**

17'9" x 9'9"

Radiator. Window to side. Eaves storage. Carpeted. Shelving.

**Outside****Front**

Path to front door with wrought iron railings.

**Courtyard**

Outside tap. Natural stone slabs. Brick wall with wrought iron gate to rear. Carriage lamp. External bin storage area.

**Parking**

Parking area to the rear for 2 parking spaces.

**Agents Note**

The property is offered chain free.

Boiler located in the airing cupboard. Last serviced September 2025.

Consumer unit located in the understairs cupboard.











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