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The Hollies, Hare Street, Nr Buntingford, SG9 0DZ

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Offers Over £685,000

Offering over 2,123 sq ft of beautifully designed accommodation, this exceptional four-bedroom, CHAIN FREE family home effortlessly combines generous proportions with high-quality finishes, creating a home perfectly suited to modern family life.

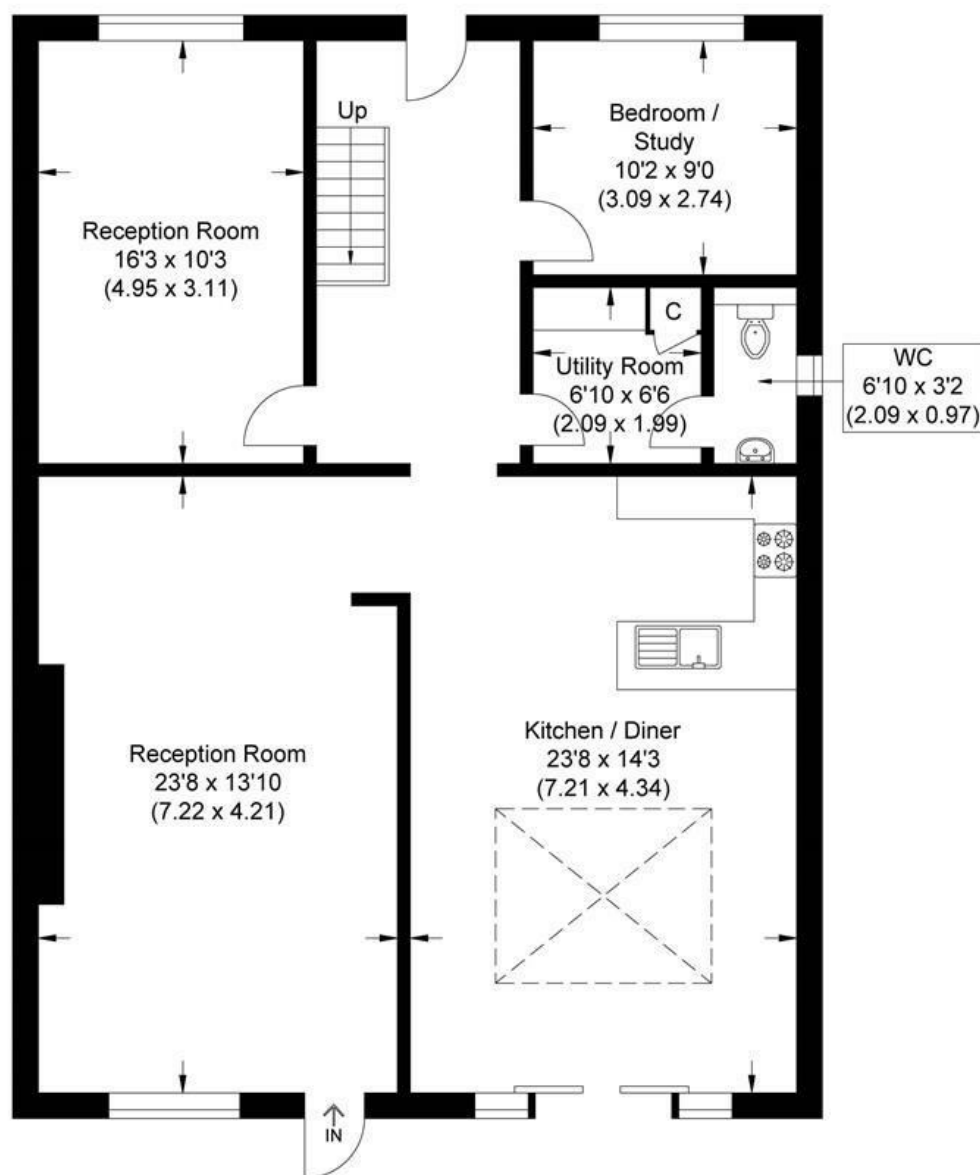
The true heart of the property is the stunning open-plan kitchen, dining and family room, where a striking sky lantern fills the space with natural light, creating an impressive yet welcoming environment for everyday living and entertaining. Underfloor heating extends throughout the ground floor, while a separate lounge provides the perfect retreat for quieter evenings. A further versatile reception room offers the flexibility to serve as a fifth bedroom, playroom or additional sitting room, alongside a dedicated home office, utility room and cloakroom.

Upstairs, the luxurious principal suite features a dressing area and a contemporary ensuite shower room. The remaining three double bedrooms are all exceptionally well-proportioned and each benefits from its own walk-in wardrobe, providing an abundance of storage rarely found in homes of this size. High ceilings throughout further enhance the sense of light and space, making this a truly impressive home.

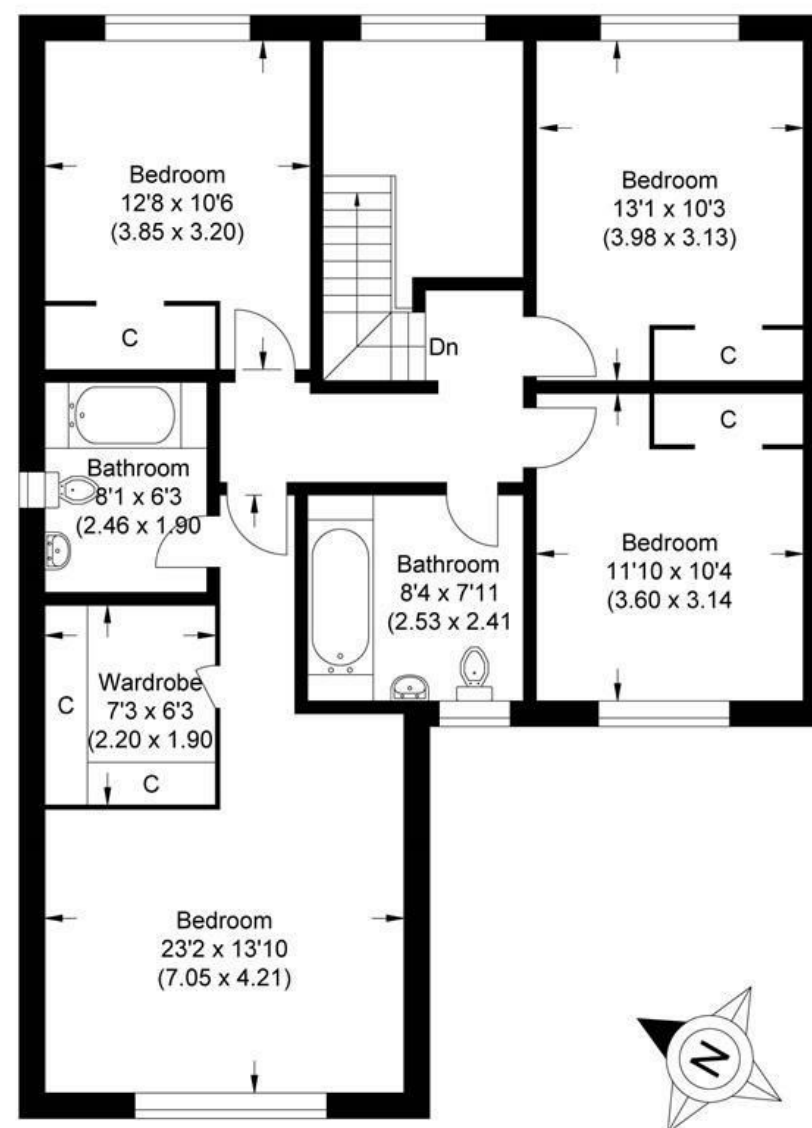
Outside, the west facing private garden is a blank canvas for landscaping. There is designated parking for up to four vehicles, both in front and behind the property. Positioned within one of the area's most desirable villages, the property is just a short stroll from the village pub, allowing you to enjoy the charm of rural living while remaining conveniently connected.

- 2,123 sq ft four-bedroom home
- Two further reception rooms (one could be a bedroom 5)
- Master bedroom suite that includes a dressing room and large en suite shower room
- 3 further bedrooms on the first floor
- Good size rear garden plus two parking spaces to front and two to rear
- Stunning kitchen/dining room with a partly vaulted ceiling
- Convenience of a utility room and cloakroom
- Family bathroom with jacuzzi bath
- Electric central heating, underfloor to the ground floor and radiators to the first floor
- NO CHAIN - Seller is moving abroad

Approximate Gross Internal Area
197.24 sq m / 2123.07 sq ft



Ground Floor



First Floor

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

Vaulted Hall
High window to front.

Study
Window to front.

Playroom/2nd Reception Room/Bedroom 5
Large window to front.

Utility Room
Cupboard housing the Electric boiler and the pressure system. Plumbing for automatic washing machine. Door to:

Cloakroom
Low flush WC with concealed cistern. Vanity wash hand basin with mixer tap, splashback tiling plus tiling to floor and one wall.

Kitchen/Breakfast Room

Kitchen Area
Excellent range of wall and floor units with built in double oven, fridge freezer, and dishwasher. Attractive white work surfaces with splashback tiling to one side., shaped in single drainer with single basin sink unit and mixer tap. Built in hob with extractor above. The work surface extends extensively to provide a large breakfast bar, room enough for bar stools to the rear.

Dining Area
A vaulted room with sky light. Double set of sliding doors lead to the patio. Opening leads to:

Main Lounge
Half glazed door to rear and window to rear.

Galleried Landing
Access to loft.

Master Bedroom Suite
Large window to rear. Large double radiator.

Dressing Room
Range of full height hanging and storage units.

Ensuite Shower Room
Large double shower unit with glass sliding doors. Drench shower head and hand held unit. Vanity wash hand basin. Low level WC with concealed cistern. Part tiled surrounds. Heated towel rail. Electric shaver point. Window to rear.

Bedroom 2
Window to front. Good size alcove/cupboard. Double radiator.

Bedroom 3
Window to rear. Good size alcove/cupboard. Double radiator.

Bedroom 4
Window to front. Large alcove/cupboard. Double radiator.

Family Bathroom
Large Jacuzzi bath, also with hand held showering unit. Vanity wash hand basin with mixer tap. Low flush WC with concealed cistern. Part tiled walls and tiled floor. Heated towel rail. Electric shaver point.

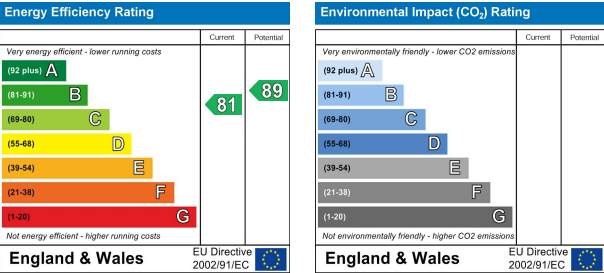
OUTSIDE

Front Garden
Pathway leads to front door with oak beamed porch above. Lawns to the left of the path. Hedge border to the right leads to parking for 2 cars. To the right of the property there is a communal drive that leads to a further two parking bays for this property next to and at the rear of the back garden.

Rear Garden
Large patio area directly behind with steps leading up to the raised lawn. Fencing to all sides. Gate to side.

Agents Note
Loft un-boarded with light.
Electric central heating, underfloor to the ground floor and radiators to the first floor.

Parking
The property benefits from a front driveway providing parking for 1-2 vehicles, along with two additional parking spaces to the rear.



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.



