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5 Elm Cottage Mill Lane, Meesden, Herts, SG9 0BG

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Offers Over £599,999

Occupying a delightful position within the highly desirable village of Meesden, this attractive four-bedroom semi-detached residence offers an exceptional combination of character, space, and flexibility, perfectly suited to modern family life and multi-generational living.

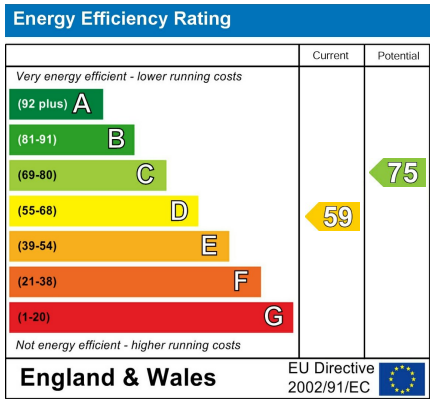
Originally constructed in 1947, the property has been thoughtfully maintained and provides generous accommodation throughout, with a layout designed to cater for both everyday family living and entertaining. Upon entering, you are welcomed into a bright and inviting home with three versatile reception rooms, each offering its own unique purpose. Whether utilised as formal sitting rooms, family spaces, dining areas, or a home office, the accommodation provides excellent flexibility to suit a variety of lifestyles.

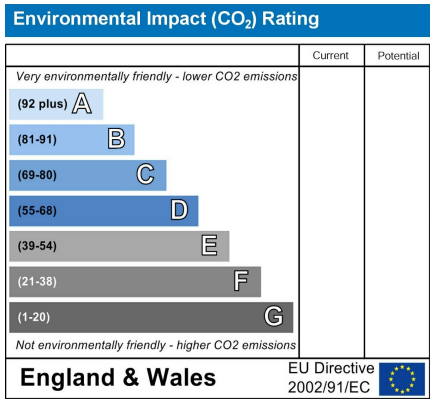
The property further benefits from four well-proportioned bedrooms, all offering comfortable accommodation with plenty of natural light. Two bathrooms serve the main residence, providing practicality and convenience for busy days.

A particularly noteworthy feature of the property is the self-contained one-bedroom annex located to the rear. Complete with its own kitchenette and wet room, the annex offers superb versatility and would lend itself perfectly to independent living for a relative, guest accommodation or a home business.

Externally, the property continues to impress. To the rear is a substantial garden, predominantly laid to lawn, enjoying stunning uninterrupted views across open fields and rolling countryside. The outdoor space provides an ideal setting for entertaining, family activities, or simply enjoying the peaceful surroundings. The generous frontage complements the rural character of the village beautifully and offers off-road parking for two vehicles.

- Attractive four-bedroom semi-detached home in the sought-after village of Meesden
- Tranquil, idyllic, rural location
- Bright and welcoming interior with well-maintained living areas throughout
- Two bathrooms serving the main residence for added practicality
- Large rear garden with picturesque countryside views
- Spacious and flexible accommodation ideal for modern family living
- Three versatile reception rooms suitable for lounges, dining, office or family space
- Four well-proportioned bedrooms with plenty of natural light
- Self-contained one-bedroom annex with kitchenette and wet room
- Off-road parking for two vehicles





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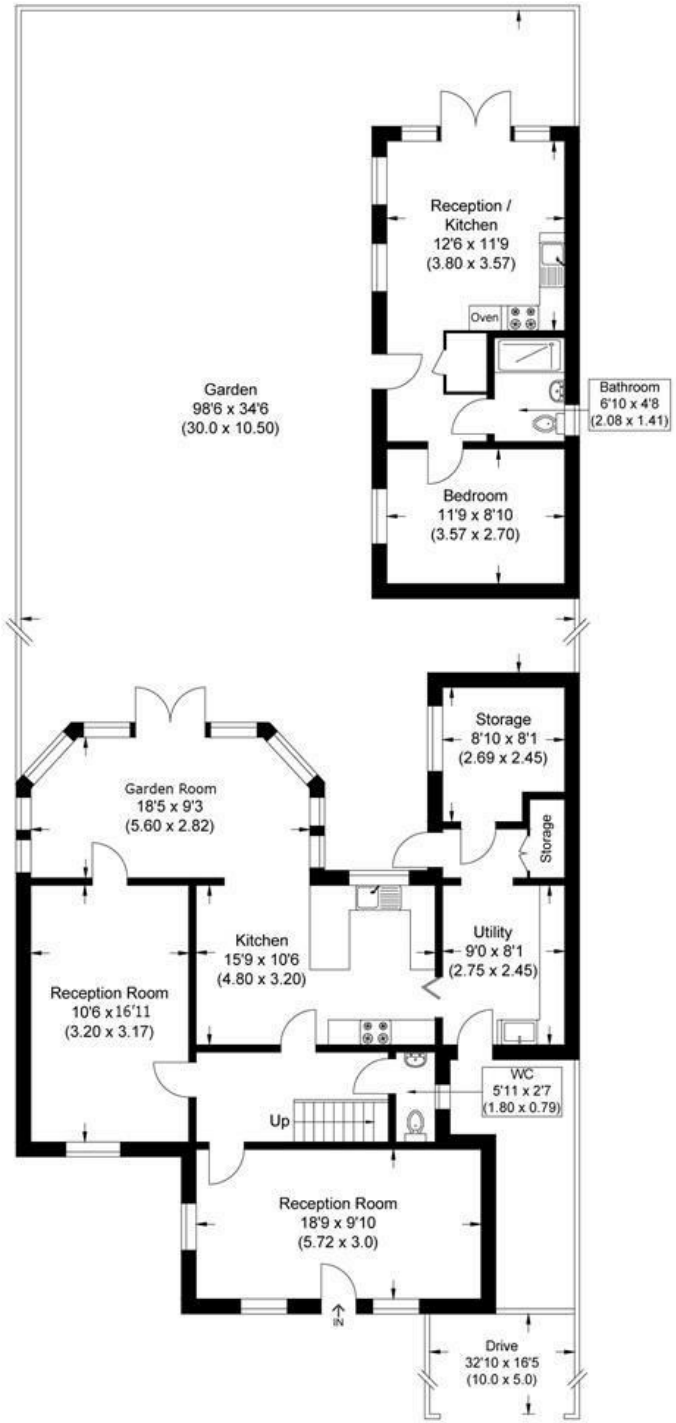
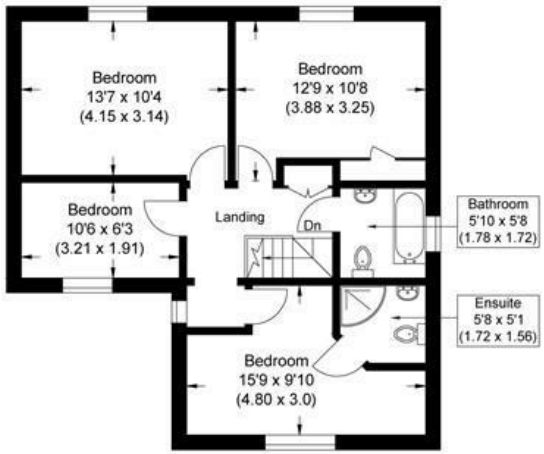
Approximate Gross Internal Area
150.36 sq m / 1618.46 sq ft
(Excludes Annexe)
Annexe Area 31.66 sq m / 340.78 sq ft



Ground Floor



First Floor

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

Front External
Driveway for 2 vehicles, large frontage mainly laid to lawn with gravel seating area, external lighting, pathway leading to both front door and boot room.

Entrance
uPVC front door with obscure glass inserts, 2 windows to front aspect, 1 window to side aspect and additional Velux to ceiling. Engineered oak flooring, light fitting, inset ceiling lights, radiator. Door to:

Hallway
Fitted carpet, light fitting, radiator. Door to:

Living Room
Original parquet flooring, window to front aspect, glazed door to garden room. 2 radiators, light fitting, 2 wall mounted light fittings, wood burner with slate hearth, fitted side units providing storage.

Garden Room
Laminate flooring, radiator, inset ceiling lights, 180 windows and French doors leading to garden. Opening to:

Kitchen
Laminate flooring to breakfast bar, tiled flooring to kitchen. Belling range cooker with 4 point induction top and warming plate, fully tiled behind. Radiator, 2 light fittings, solid oak worktop, range of wall and base units in cream, single porcelain sink and drainer with mixer tap over, tiled splash back surround worktops. Window to rear aspect. Door to:

Utility/Boot Room
Tiled flooring, 2 light fittings, range of wall and base units. Obscure glass window to front aspect, obscure glazed entrance door, and obscure glazed door to rear leading to garden. Single sink with mixer tap over and mirrored splash back, laminate worktop, electric radiator, plumbing for dishwasher and washing machine, space for tumble dryer. Large storage cupboard with light.

Store
Tiled flooring, window to side aspect, light fitting, electric radiator.

WC
Tiled flooring, radiator, window with obscure glass to side aspect, light fitting. White suite comprising low level dual flush wc, hand basin with mixer tap over inset to vanity unit with tiled splashback.

Stairs to First Floor & Landing
Fitted carpet, light fitting, window to front-side aspect, airing cupboard housing hot water tank, loft access.

Master Bedroom
Engineered oak flooring, window to front aspect, Velux to ceiling, radiator, light fitting, small loft access, fitted wardrobe.. Door to:

Ensuite
Vinyl flooring, inset ceiling lights, extractor fan, white suite comprising low level dual flush wc, hand basin with mixer tap over inset to vanity unit with tiled splash back. Heated towel rail, wall mounted mirror. Corner shower unit with Aqualisa shower and head.

Bedroom 2
Laminate flooring, window to rear aspect, radiator, light fitting, recess for double wardrobe.

Bedroom 3
Fitted carpet, window to rear aspect, radiator, light fitting, two large storage cupboards.

Bedroom 4
Laminate flooring, window to front aspect, radiator, light fitting.

Bathroom
White suite comprising fully tiled bath with mixer tap and Aqualisa shower over, low level dual flush wc and pedestal hand basin with mixer tap over. Tiled flooring, inset ceiling lights, heated towel rail, wall mounted mirror and corner unit. Obscure glass window to side aspect.

Rear External
Mainly laid to lawn with mature bushes and planting. Water tap, external lighting, patio and large shed to both top and bottom of garden. Summer house, greenhouse and small allotment.

Annex

Annex Living
Decking steps leading to double glazed French doors, 3 windows to side aspect. Electric radiator, laminate flooring, large cupboard with plumbing for washing machine, light fitting, single double glazed door to side aspect.

Annex Kitchenette
Range of wall and base units in cream, single sink and drainer with mixer tap over, laminate worktops and two light fittings. Single fan oven and 4 point electric hob with extractor over.

Annex Wet Room
Tiled flooring and walls, heated towel rail, obscure glass window to side aspect. Extractor fan, light fitting, wall mounted shower unit with hand held head. White suite comprising low level dual flush wc and hand basin with mixer tap over inset to vanity unit. Water is heated by pumps underneath sink.

Annex Bedroom
Laminate flooring, window to side aspect, electric radiator, light fitting.

Agents Note
Oil tank is 3 years old and located in front garden, boiler located outside boot room - last serviced 2025.
Wood burner in living room last swept October 2025.
Loft is partially boarded with ladder and light.
Parish council own strip of land in front of the external front fence.
Filter bed waste water treatment is dealt with by Clarion Housing - Fee is shared between 10 houses.
East Herts Council tax band: E (£2,914.69 p.a. - subject to change)
Annex can be on a separate Council Tax band of A (£1,589.83 p.a. - subject to change)
Freehold

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.

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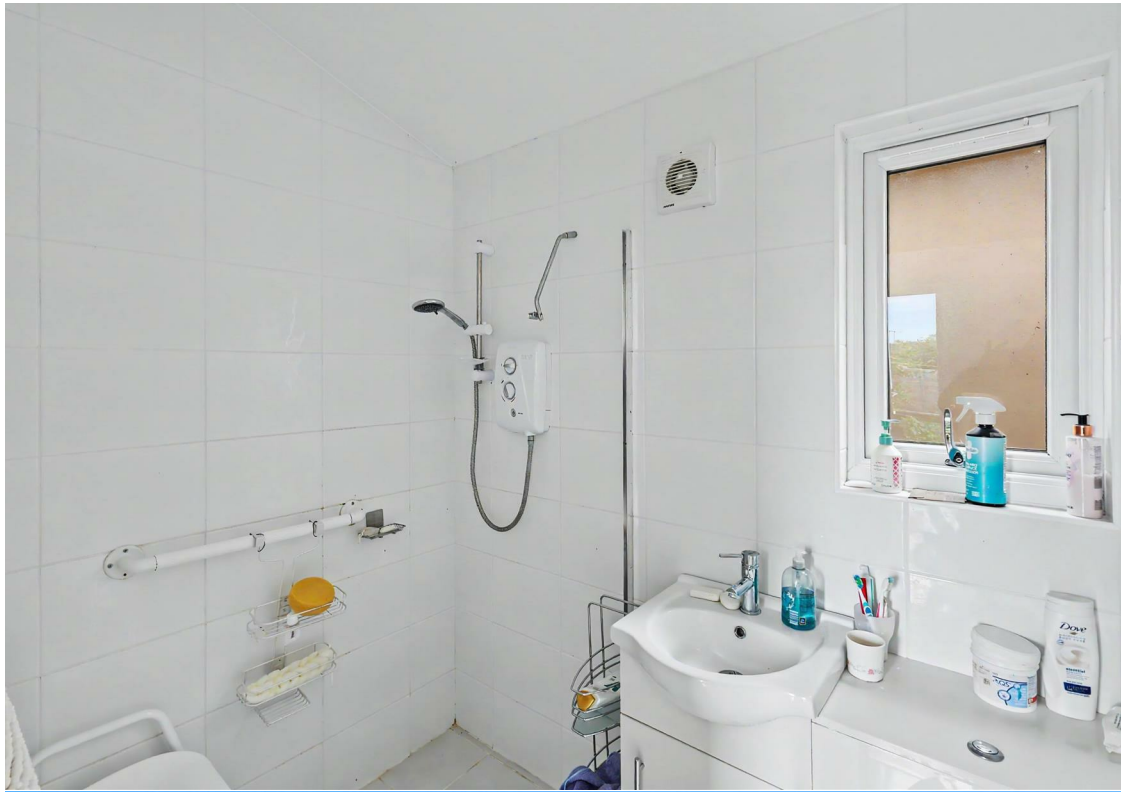
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