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3 Home Close, Cottered,
Buntingford, SG9 9QW

£249,999

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## Offers In Excess Of £249,999

Located in the centre of the charming village of Cottered, this cottage presents a unique opportunity to acquire a Grade II listed character property brimming with potential. This delightful residence boasts four decent sized bedrooms, and two reception rooms making it an ideal family home or a perfect retreat for those seeking a peaceful countryside lifestyle.

The property, steeped in history and architectural significance, offers a wonderful canvas for modernisation, allowing you to infuse your personal style while preserving its inherent charm. The generous living space including a very large lounge with inglenook provide ample room.

With its characterful features and the promise of transformation, this property is not just a house; it is a home waiting to be revitalised. If you are looking for a project that combines history with the opportunity to create something to suit you, this property is a must-see. Embrace the chance to make this enchanting property your own and enjoy the best of village life.

- Grade II Listed Cottage in need of modernisation.
- Fantastic lounge with exposed beams and Inglenook fireplace
- Delightful rear garden
- Thatch was re-done in 2024
- Separate dining room
- Ideal family home or a perfect retreat for those seeking a peaceful countryside lifestyle
- Rare opportunity to to make this enchanting property your own
- 4 double bedrooms

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# GROUNDFLOOR PLAN




# FIRST FLOOR PLAN



**Front door**

**Kitchen**
11'2" x 6'7"
Wall and floor units. Double basin single drainer stainless steel sink unit with mixer tap. Plumbing for an automatic washing machine. Built in larder cupboard. Alcove with shelving. Built in large full height cupboard. Window to front.

**Dining Room**
11'0" x 8'9"
Window to rear and glazed door to rear. Double radiator. Cupboard housing the oil fired boiler.

**Inner Lobby**
Stairs to first floor. Window to rear.

**Bathroom**
Panelled bath with shower above. Vanity wash hand basin. Low flush WC. Window to front. Exposed beams.

**Lounge**
16'2" x 11'6"
Inglenook fireplace with canopy and tiled hearth. Windows to front and rear. Double radiator and a single radiator. Exposed beams.

**Second Staircase from Lounge to First Floor**

**Bedroom 1**
15'8" x 13'1"
Narrows to 2.55m. Windows to front and rear. Double radiator.

**Landing (from inner hall)**
Bult in cupboard.

**Bedroom 2**
16'0" x 7'6"
Exposed beams. Windows to front and rear. Radiator.

**Bedroom 3**
14'7" x 9'4"
Window to front. Double radiator. Cupboard housing the hot water tank.

**Bedroom 4**
11'4" x 3'3",246'0"
Window to rear. Radiator.

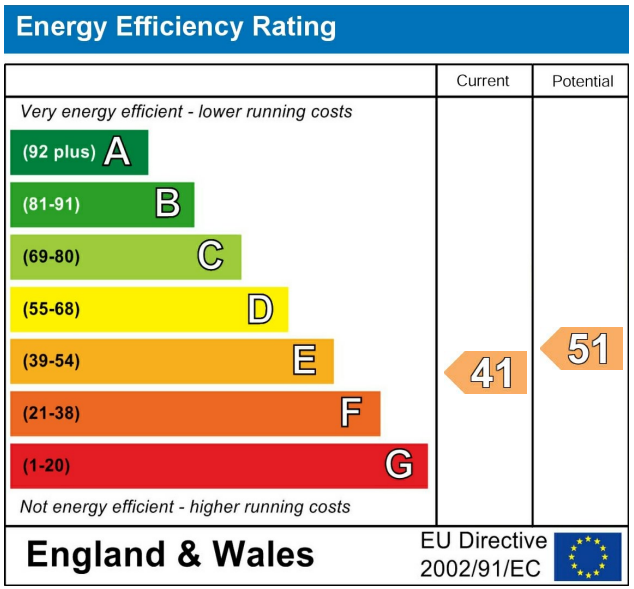
**Outside**

**Front**
Door on left to passageway leading to the rear garden (this is owned by the property but the neighbour has the right to use it). Immediately to the front of the house there is a small area of bedding plants and lawn which is included in the title and extends up to the line of the face of the extension belonging to number 4; beyond this is public lawn.

**Rear garden**
A lovely mature rear garden with lawn leading to mature hedges and flower borders. Fencing to three sides. Oil Tank. Greenhouse. Passageway to front.

**Agents Note**
Freehold. Grade 2 listed.
Council tax band: E (£2,930.45 p.a. approx. - subject to change)
For viewings, please park here: ///attention.campus.manicured

*New boiler has been installed March 2026.
*The fireplace cannot be used as a log burner/open fire due to current regulations and the height of the chimney stack.
Speak to agent about nearby garages for sale

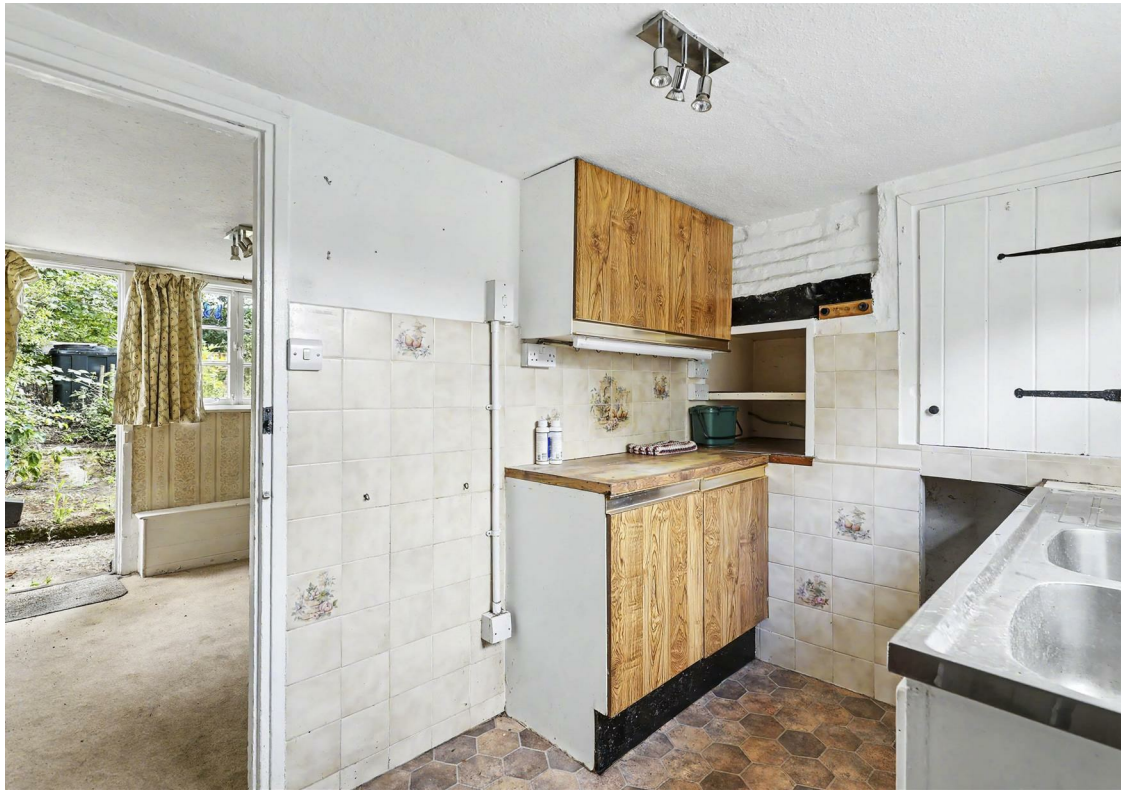



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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 network of IWestates estate agents.






















THE BULL





