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Kettlewell Cottage Chatter End, Farnham, Bishop's Stortford, Hertfordshire, CM23 1HL Guide price £699,995

Beautiful 18th Century Grade II listed part thatched detached set on approximately 1/3rd acre. The property has plenty of original features including exposed beams and wood latch doors. Extended in the 1980's the cottage is extremely well maintained and benefits from ample storage, part double glazing, part secondary glazing and oil fired central heating.

Offering good family accommodation the layout comprises: Entrance porch, entrance hall, large sitting room, recently refitted country kitchen/breakfast room with integrated appliances, study/dining room. Upstairs there are four bedrooms and modern refitted Buttercup bathroom.

Outside there is a beautiful private South facing rear garden which is approximately 90' wide and 60' deep and has views over open farmland. Attractive pergolas over the patio seating area and footpath that leads round the garden. Double cart lodge to the front with additional off road parking for up to five cars.

The village is situated on the outskirts of Bishop's Stortford, which has a mainline railway station running a 45 minute service in London Liverpool Street via the Stansted Express and is off junction 8 of the M11. EPC Exempt.

Entrance Porch

Window to side, tiled flooring, shelved meter cupboard.

Entrance Hall

Window to front, storage cupboard, radiator, wall light point, stairs to first floor.

Downstairs Cloakroom

Modern white suite comprising: Close couple wc, hand wash basin set on vanity unit with cupboard below, tiled floor, extractor fan.

Sitting Room

22'1" x 16'1" (6.73m x 4.90m)

Windows on three aspects, doors to rear garden. Bespoke wooden flooring with underfloor heating. Three wall light points, telephone point. The fireplace has been blocked by the current owners but there is a hearth with fender seating around.



Luxury Kitchen/Breakfast Room

22'01" x 13'10 (6.73m x 4.22m)

Recently refitted country cottage kitchen incorporating cupboard and drawer base units with granite worktops above. Inset single drainer sink unit with traditional style mixer tap. Integrated Miele dishwasher, Siemens washing machine, two fridges and single freezer. Hotpoint Luce electric oven. Electric hob above with granite splashback and extractor hood above. Range of eye level wall units with concealed lighting.

Separate breakfast bar with granite worktop and concealed cupboards below with power points. Exposed brick fireplace (not in use) incorporating base cupboards with worktop above. Windows on two aspects, five wall light points, radiator, telephone point.



Study/Dining Room

Windows on two aspects, exposed brick fireplace (not in use) with wooden mantle above. Windows on two aspects, three wall light points, double radiator.

First Floor Landing

Hatch to loft space, shelved units into eaves with cupboards below. Two wall light points.

Bedroom One

12'01 x 12' (3.68m x 3.66m)

Window to front, bespoke fitted wardrobes comprising: Two double wardrobe cupboards with top boxes above. Radiator.



Bedroom Two

14'10 x 11'2" (4.52m x 3.40m)

Two windows overlooking the rear garden, radiator, hatch to part boarded loft with light laid on.



Bedroom Three

11' x 10'9" (3.35m x 3.28m)

Shelved units into eaves with cupboards below, double built in wardrobe cupboard with top boxes above, dormer window to front, radiator. Door to bedroom four.



Bedroom Four/Dressing Room

Window to side, pedestal wash basin. Bespoke built in cupboards comprising: double wardrobe cupboard and airing cupboard housing hot water tank.

Modern Bathroom

8' x 6'5" (2.44m x 1.96m)

Modern refitted Buttercup bathroom comprising: panel bath with power shower and glazed shower screen. Wc with concealed cistern, hand wash basin set in vanity unit with cupboard below. Cleverly concealed storage cupboards, dormer window to front, part tiled walls, tiled floor with underfloor heating, chrome heated towel rail.



Rear Garden

approx 90' x 60' (approx 27.43m x 18.29m)

Beautiful private south facing rear garden with views over open farmland. Paved patio immediately to the rear of the property with raised herb garden, feature footpath leading round the garden with pergola and miniature wooden bridge. Seating area with additional pergola. Shed and greenhouse. Sunken ornamental pond with water feature. Power points throughout the garden. Separate boiler room housing floor standing oil fired boiler. Gated pedestrian access on both side of the garden.





Front

Attractive double cart lodge with power laid on, and block paved driveway provides off road parking for up to five cars. White picket fence encloses the property with grass verge to the front.



Disclaimer

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes are approximate and should not be relied upon for carpets and furnishings. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. Any stated plot size is intended merely as a guide and has not been officially measured or verified. We have not checked the legal documents to verify the freehold/leasehold status of the property and purchaser is advised to obtain clarification from their solicitor or surveyor. MONEY LAUNDERING REGULATIONS 2003. Intending purchaser will be asked to produce identification documents and we would ask for your co-operation in order that there be no delay in agreeing the sale.

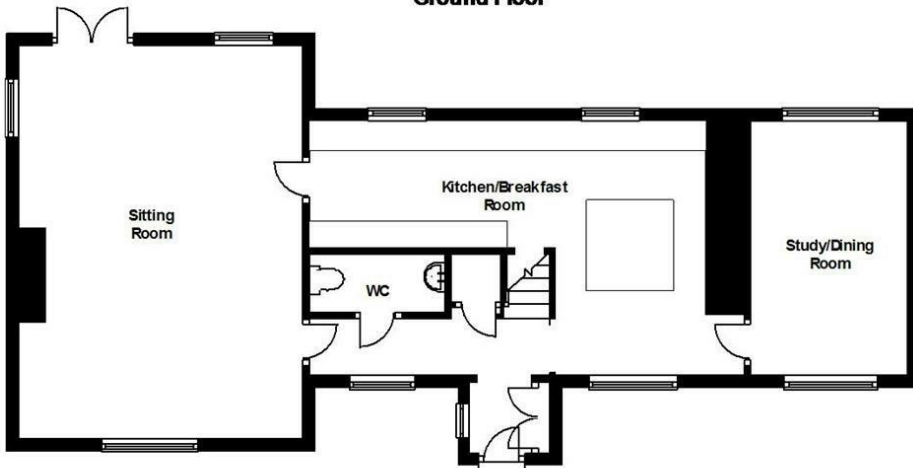
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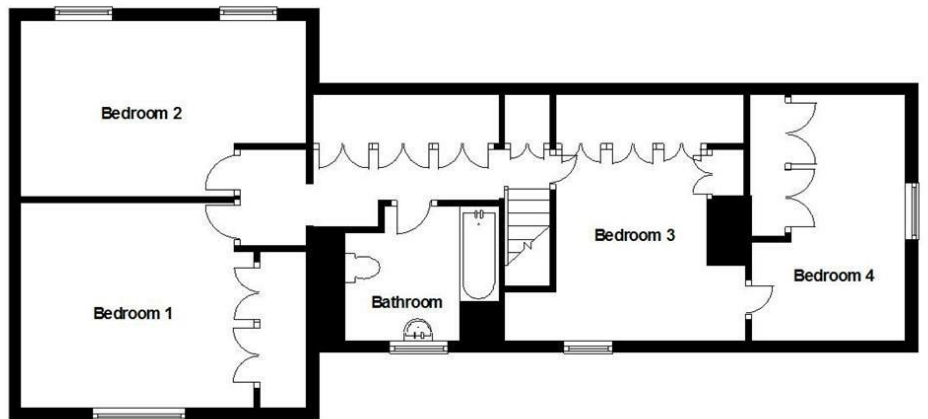
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Ground Floor



First Floor



APPROX GROSS INTERNAL FLOOR AREA 1675 SQFT
This floor plan is intended as a **GUIDE TO LAYOUT** and is **NOT TO SCALE**