



Characterful period cottage in a desirable Hertfordshire village

Kettle Green Lane, Much Hadham, Hertfordshire, SG10

Freehold



Beautifully presented period home • Popular village location • Versatile accommodation over 3 floors • Plenty of character and period features • Pretty enclosed gardens • Off street parking • Close to access to A120, A10

Local Information

The popular village of Much Hadham boasts a mix of period and timber framed listed properties and substantial modern houses.

The village benefits from a nursery and primary school, a public house, garden centre, dentist, GP surgery and parish church.

Excellent state schooling is available in Bishop's Stortford and Sawbridgeworth, whilst private schooling is available at Bishop's Stortford College, St Edmunds, Haileybury and Heath Mount.

The market town of Bishop's Stortford (approx. 4.5 miles away) offers a wide variety of shopping and sporting facilities with H&M, two leisure centres, cinema and bowling alley.

The main line railway station offers commuter services to London's Liverpool Street from approx. 38 minutes. Access is available on the outskirts of Bishop's Stortford to the M11 (junction 8) with the A1 and Cambridge to the North and the M25 and London to the South.

About this property

This beautifully presented period home has been thoughtfully extended by the current owners

and is situated in a popular village setting.

Laid out over three floors, this unique semi-detached cottage comprises; entrance hallway leading through to the dual aspect sitting room and adjoining dining room both with working fireplaces. The country style kitchen with bespoke oak units and work surfaces leads to a utility area and breakfast bar enjoying views of the garden. A further reception room is currently used as a tv/playroom. The guest cloakroom completes the ground floor accommodation.

On the first floor, two bedrooms share the family bathroom. On the second floor, a generously proportioned bedroom enjoys an en suite shower room and built-in storage.

Outside the enclosed garden wraps around the house with a side gate separating the front and back gardens. A lawned area with mature flower and shrub borders, raised beds and fruit trees enjoys a westerly aspect. The front garden providing privacy and a further lawned area with hedged border.

The cottage benefits from two off street parking spaces - one to the rear and another at the front.





Approximate Area = 118.9 sq m / 1280 sq ft
For identification only. Not to scale.
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Ground Floor

First Floor

Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	37	41
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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