

2 Mead Villas
Buntingford, SG9 0EA
Guide price £485,000





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Nestled in the charming hamlet of Hare Street, Mead Villas is a stunning three-bedroom Victorian cottage that blends period charm with modern convenience. Surrounded by picturesque countryside walks, a park behind the property, and two local pubs—The Three Tuns and The Beehive—within walking distance, it offers an enviable village lifestyle.

Step inside to a welcoming living room with a beautiful feature fireplace, perfect for relaxation. The kitchen/diner, with built-in cupboards, integrated appliances, and a partly glazed roof, is ideal for family meals. French doors open seamlessly to the garden.

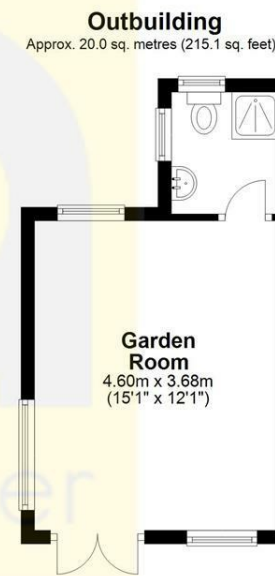
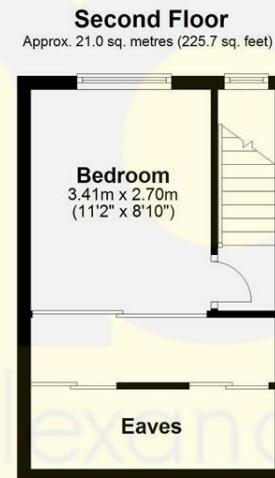
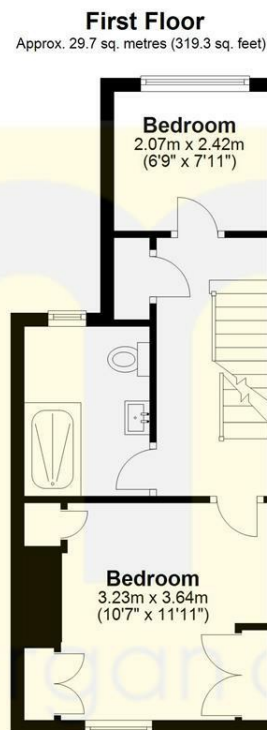
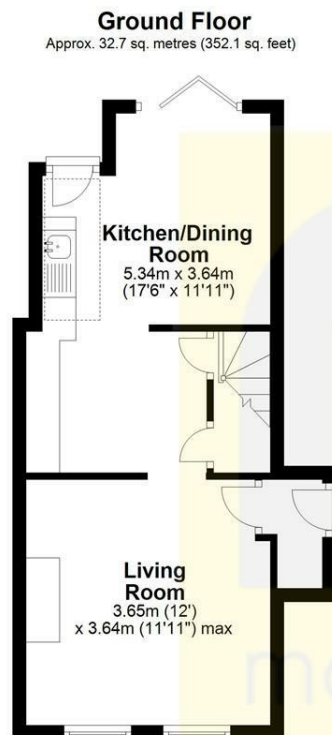
Upstairs, the first floor hosts two well-proportioned bedrooms and a stylish family bathroom. A staircase leads to a charming third bedroom on the second floor, offering elevated village views.

The rear garden is perfect for alfresco dining and relaxation, but the real gem is the detached annex—ideal as a home office, guest accommodation, or private retreat.

Hare Street offers peaceful rural living while remaining well-connected. Nearby Buntingford provides excellent schools, boutique shops, and leisure facilities, while Bishops Stortford and Ware offer transport links via the A10 and A120.

If you're seeking a character-filled countryside home with fantastic local amenities, Mead Villas is a must-see. Book your viewing today!





Total area: approx. 103.3 sq. metres (1112.2 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY: NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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40 Castle Street, Hertford, Herts, SG14 1HH
Tel: 01992 248028
westley@morgan-alexander.co.uk