

**52 High Street**  
**Buntingford, SG9 9AH**  
**Offers in excess of £995,000**

**ma**  
morgan alexander





## 52 High Street Buntingford, SG9 9AH

In the heart of Buntingford's historic High Street stands this handsome, double fronted Grade II listed home, offering over 3,700 sq ft of exceptionally versatile accommodation across three floors. The layout suits family life, multi generational living and serious work from home separation with equal ease.

Annual Parking available in Bowling Green Lane Car Park in Buntingford.

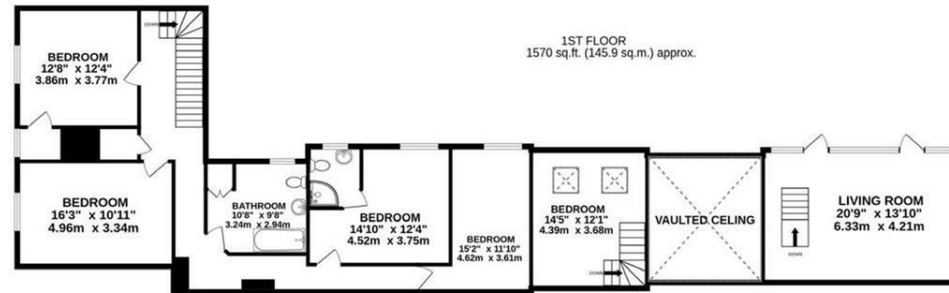
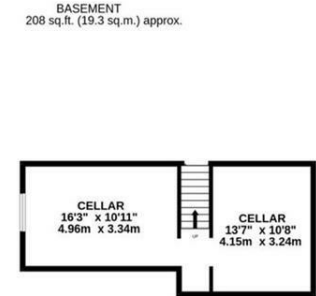
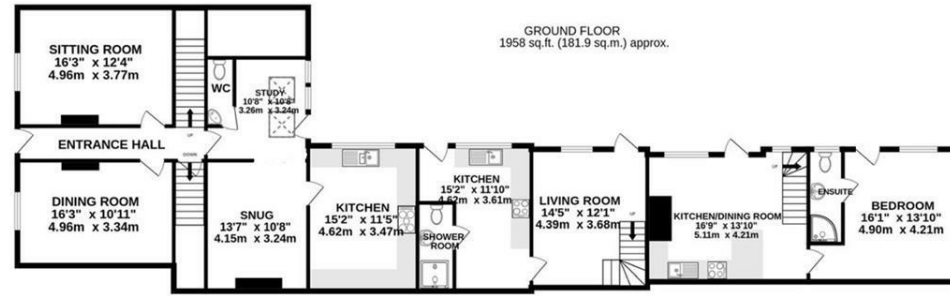
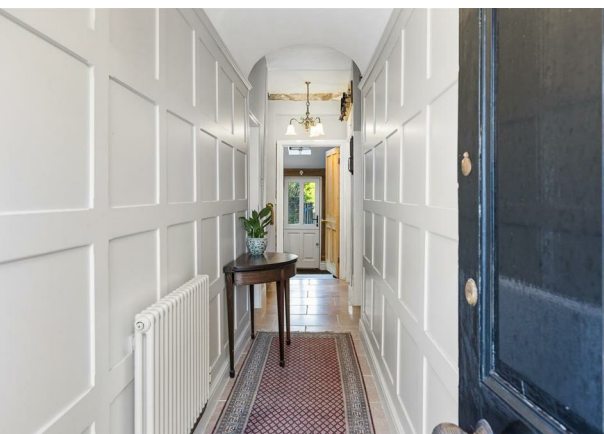
A generous entrance hall with panelled walls and stone flooring sets an immediate sense of scale and character. Two elegant front reception rooms feature high ceilings, broad sash windows with original shutters and period fireplaces. The sitting room centres on a log burner, while the dining room showcases an ornate cast iron surround. To the rear, a study with roof lights, garden access and a cloakroom flows into a characterful snug with exposed brickwork and log burner, before opening into a well appointed shaker style kitchen with wooden worktops and courtyard views.

Upstairs, two large front bedrooms retain their period proportions and fireplaces, joined by a guest bedroom with ensuite, a further bedroom and a family bathroom. The cellar offers excellent storage and potential for hobbies or wine.

Adjoining the main house is superb additional accommodation, upgraded to a high standard and currently arranged as two one bedroom cottages. Ideal for relatives, older children, guests or a properly separated workspace, one cottage benefits from CAT5 cabling. The first provides kitchen, living room and bathroom below with a bedroom above. The second features a vaulted kitchen dining space, ground floor ensuite bedroom and a vaulted first floor living room, with scope to reconfigure for entertaining or independent living.

Outside, the substantial west facing garden is as impressive as the house. A broad terrace runs along the rear, opening to seating areas and a large lawn perfect for family life or gatherings. At the far end, a pergola covered seating area captures the evening sun.





**TOTAL FLOOR AREA : 3736 sq.ft. (347.1 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		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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