

**Timbers**  
**Buntingford, SG9 0EA**  
**Guide price £585,000**





## Timbers Buntingford, SG9 0EA

Set in the picturesque hamlet of Hare Street, Timbers is a charming period cottage that blends character features with thoughtful modern updates, offering an inviting home suited to village living.

Surrounded by rolling countryside with scenic walks on the doorstep, the setting is as appealing as the property itself. The well-loved local pub, The Beehive, is within easy walking distance, while a delightful park just behind the home provides open green space to enjoy.

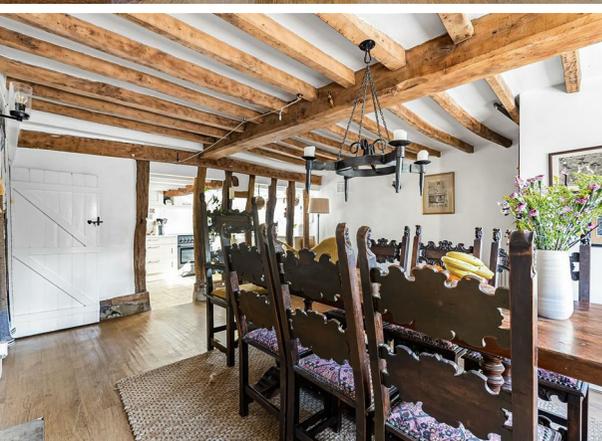
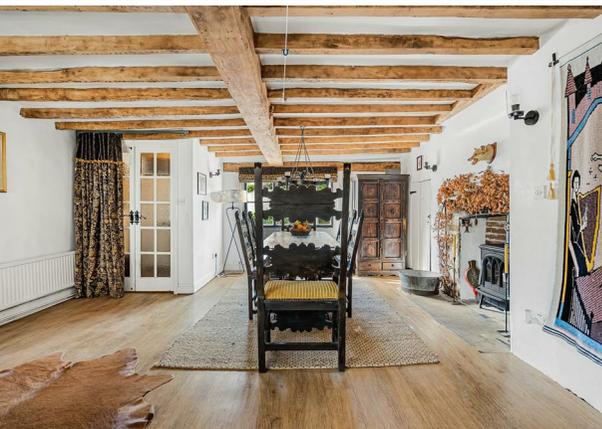
Sympathetically updated and stylishly presented, the property offers approximately 1,571 sq ft of accommodation across two floors. Period details including exposed beams, fireplaces and distinctive architectural features sit comfortably alongside modern fittings.

An enclosed entrance hall leads into the impressive lounge/dining room, a characterful space with exposed timbers, front-facing windows and a fireplace with wood-burning stove. An opening framed with vertical beam studwork leads into the fitted kitchen, which features white quartz worktops, integrated appliances including a Neff dishwasher, and a Rangemaster Professional FX electric range cooker with induction hob. A stable door provides access outside.

To the rear is an atmospheric living room centred around a striking inglenook fireplace with wood-burning stove. Stone and brick flooring, exposed beams and front-facing windows enhance the cottage feel, while a full-height ceiling with galleried landing above adds a sense of space.

An inner lobby provides stairs to the first floor and access to a spacious family bathroom fitted with a modern white suite, bath with shower attachment, basin unit and WC, finished with tiled walls and flooring.

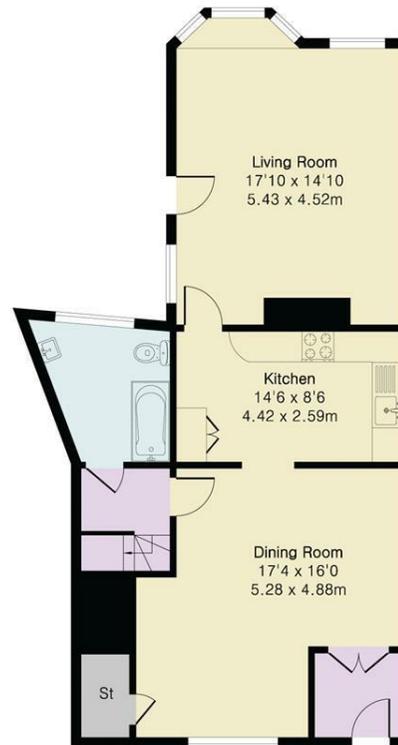




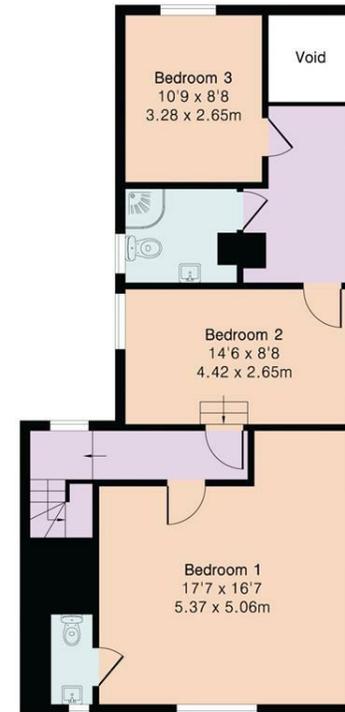
**Approximate Gross Internal Area 1571 sq ft - 146 sq m**

Ground Floor Area 843 sq ft – 78 sq m

First Floor Area 728 sq ft – 68 sq m



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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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