

**1 Hadham Mill Cottages, Widford Road  
Much Hadham, SG10 6EY  
Guide price £950,000**

**ma**  
morgan alexander





## 1 Hadham Mill Cottages, Widford Road Much Hadham, SG10 6EY

The property opens into a generous and welcoming entrance hall, with stairs to first floor and built-in storage cupboards, immediately giving a sense of scale and flow. From here, the layout unfolds in a way that makes sense. A comfortable main living room provides a more relaxed space with windows overlooking the front, log burner and French doors leading to the garden. A study offers a genuine flexibility for family life, working from home or playroom.

The kitchen is the real hub of this home, it is a large, well-designed, fully functional space with central island, extensive cabinetry and excellent natural light through the dual aspect windows overlooking the garden. It is a room designed for daily use, entertaining and proper family living, with direct access out to the garden.

Adjoining this, the dining room spaces provide further versatility, allowing the house to adapt depending on how you live rather than forcing you into a fixed layout. Leading from here is the snug with access to the ground floor cloakroom/WC.

Upstairs, the bedroom accommodation is well balanced. The principal bedroom is generous, with fitted storage and an en suite, while the remaining bedrooms are all comfortable doubles, supported by well-appointed bathroom.

Outside is where the property really comes to life. The gardens, are mature, private and genuinely usable, with expansive lawn, established trees and multiple seating areas. It is proper outdoor space, ideal for families, entertaining or simply enjoying the setting.

The house also benefits from a detached garage building with mezzanine area above, ideal as a games room or home gym and ample driveway parking, reinforcing the practicality that runs throughout the property.

Positioned between Widford and Much Hadham, you get the best of both. A strong village feel, access to local amenities and schooling, and most importantly, countryside quite literally on your doorstep. Walking, cycling and dog walks are immediate, not something





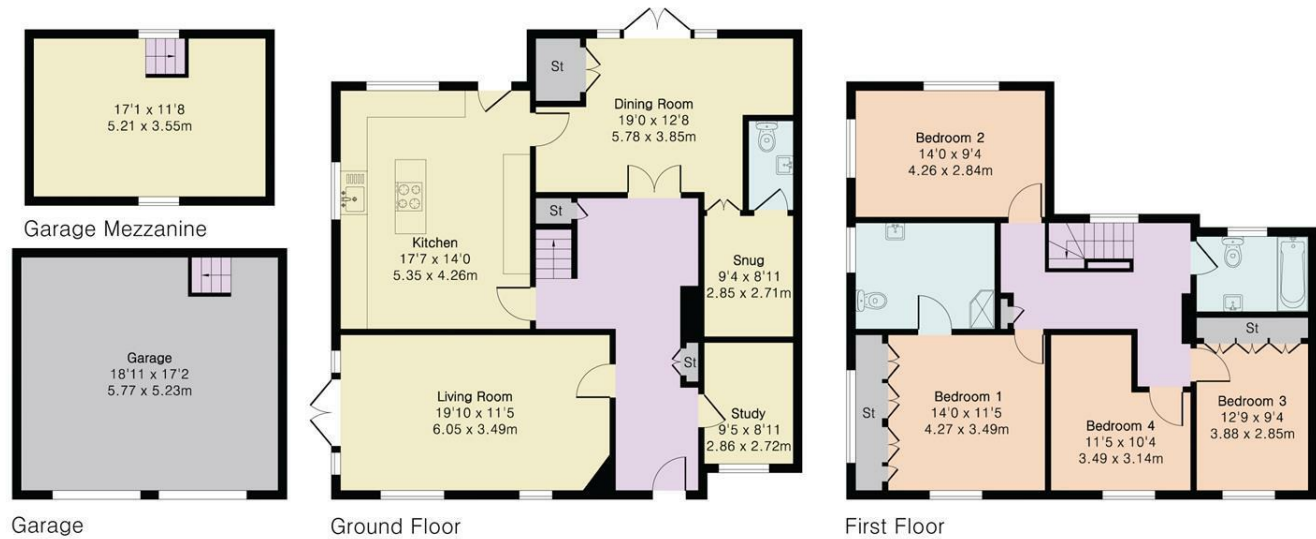
**Approximate Gross Internal Area 1825 sq ft - 170 sq m  
(Excluding Garage)**

Ground Floor Area 1041 sq ft – 97 sq m

First Floor Area 784 sq ft – 73 sq m

Garage Area 325 sq ft – 30 sq m

Garage Mezzanine Area 199 sq ft – 18 sq m



Garage

Ground Floor

First Floor

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC		EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales		England & Wales	

**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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