



**Elliot Heath**  
ESTATE AGENTS

**Chestnut Cottage Stanstead Road, Hunsdon**

Guide Price **£1,000,000**



# Chestnut Cottage Stanstead Road

Hunsdon, Ware

5-bed Victorian home, versatile accommodation, beautiful gardens. Retains original features blended with modern amenities. Electric gates, driveway, garage, workshop. Potential for adaptations STPP. Council Tax band: F

Tenure: Freehold

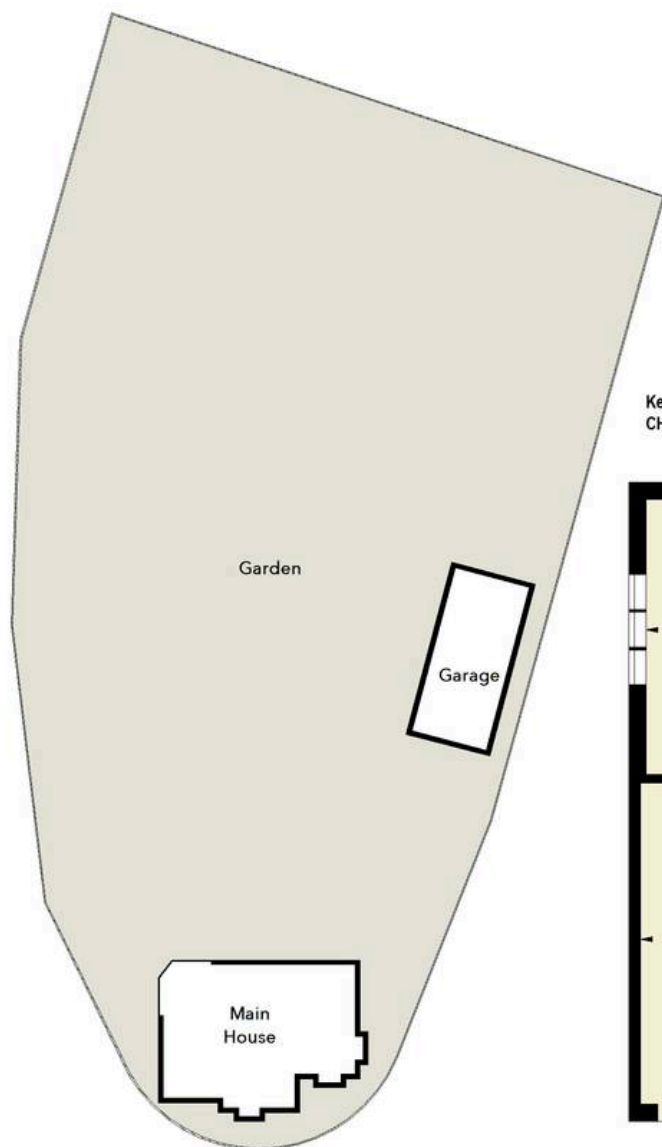
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D



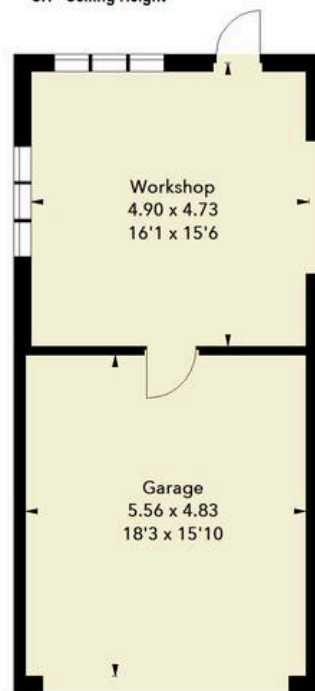
# Chestnut Cottage, Stanstead Road, SG12

Approximate Area = 248.51 sq m / 2675 sq ft  
(Including Garage & Workshop)  
Garage & Workshop = 50.35 sq m / 542 sq ft



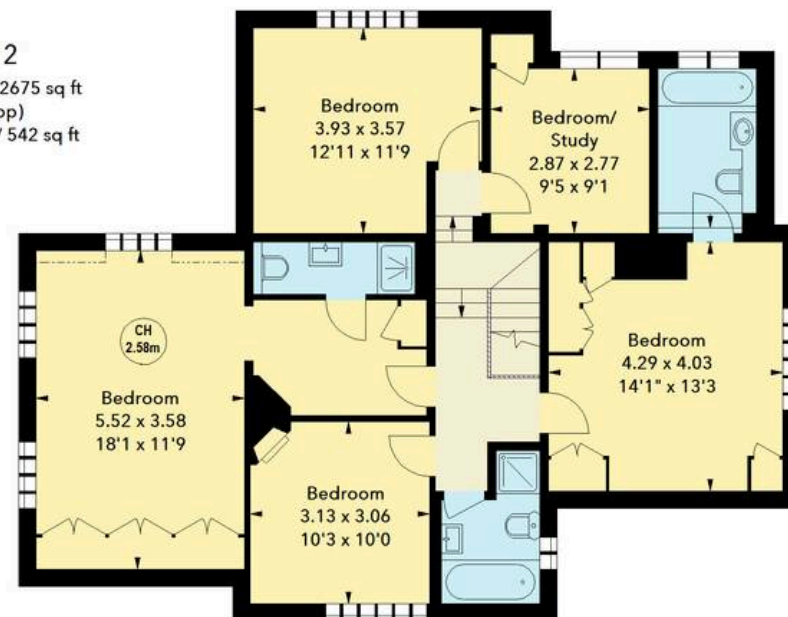
Site Plan (Not to Scale)

Key :  
CH - Ceiling Height



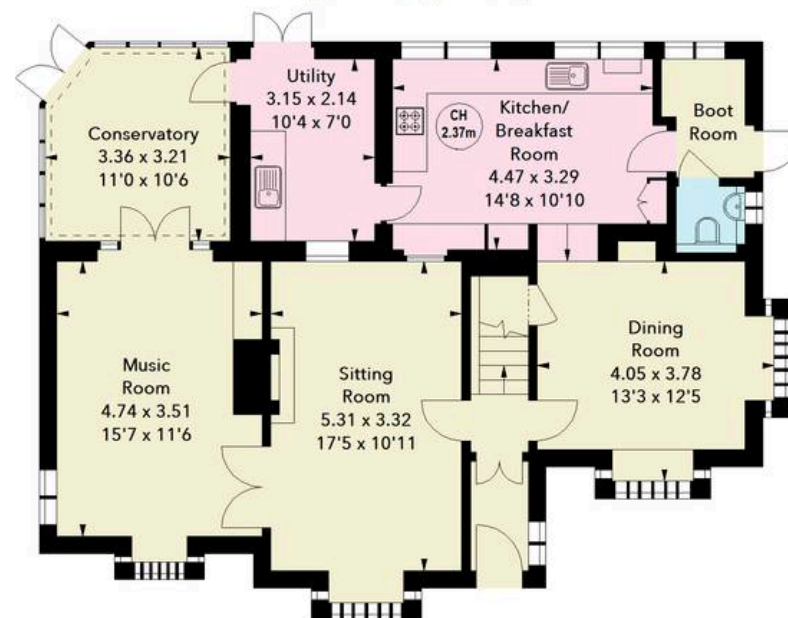
Ground Floor

Approx. 50.35 sq m / 542 sq ft



First Floor

Approx. 99.03 sq m / 1066 sq ft



Ground Floor

Approx. 99.12 sq m / 1067 sq ft

Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.  
© Orange Tree Photography



**Entrance Hall**

With window to side aspect, glazed double doors to:

**Inner Lobby**

With stairs rising to first floor landing and doors to:

**Sitting Room**

17' 5" x 10' 11" (5.31m x 3.33m)

With window to front aspect, radiator, brick built feature fire place and a gas burner insert, double doors to:

**Music Room**

15' 7" x 11' 6" (4.75m x 3.51m)

Dual aspect with windows to front and side aspect, radiator, wood flooring, attractive built-in shelving, glazed double doors to:

**Conservatory**

11' 0" x 10' 6" (3.35m x 3.20m)

Sun-filled corner conservatory from which there are stunning views across the entire rear garden and stream. Door to:

**Utility**

10' 4" x 7' 0" (3.15m x 2.13m)

Generously sized with double doors opening up on to the stone laid patio. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, appliance space, door to:

**Kitchen/Breakfast Room**

14' 8" x 10' 10" (4.47m x 3.30m)

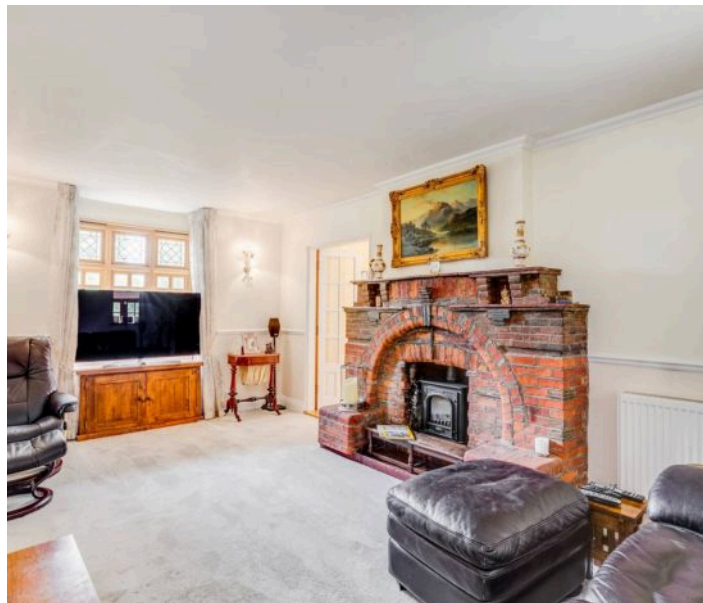
With two windows to rear aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, integrated appliances, bare brickwork and beams, radiator, open to dining room and door to:

**Boot Room**

With window to rear aspect, door to outside and door to:

**Downstairs WC**

Fitted with a suite comprising low flush wc, wash hand basin, radiator.





**First Floor Landing**

With doors to:

**Dressing Area**

Fitted with a built in storage cupboard, door to en suite and open to:

**Bedroom One**

18' 1" x 11' 9" (5.51m x 3.58m)

Dual aspect with windows to rear and side aspect, radiator, fitted with a range of wardrobe cupboards, open to dressing room and door to:

**En Suite Shower Room**

Fitted with a suite comprising shower cubicle, wash hand basin, low flush wc, radiator.

**Bedroom Two**

14' 1" x 13' 3" (4.29m x 4.04m)

With window to side aspect, radiator, fitted with a range of wardrobe cupboards, door to:

**En Suite**

With window to rear aspect. Fitted with a suite comprising panel enclosed bath, wash hand basin, low flush wc, radiator.

**Bedroom Three**

12' 11" x 11' 9" (3.94m x 3.58m)

With window to rear aspect, radiator.

**Bedroom Four**

10' 3" x 10' 0" (3.12m x 3.05m)

With window to front aspect, radiator.

**Bedroom Five/Study**

9' 5" x 9' 1" (2.87m x 2.77m)

With window to rear aspect, radiator, built in storage cupboard.

**Bathroom**

With window to side aspect. Fitted with suite comprising panel enclosed bath, separate shower cubicle, wash hand basin, wc, radiator.







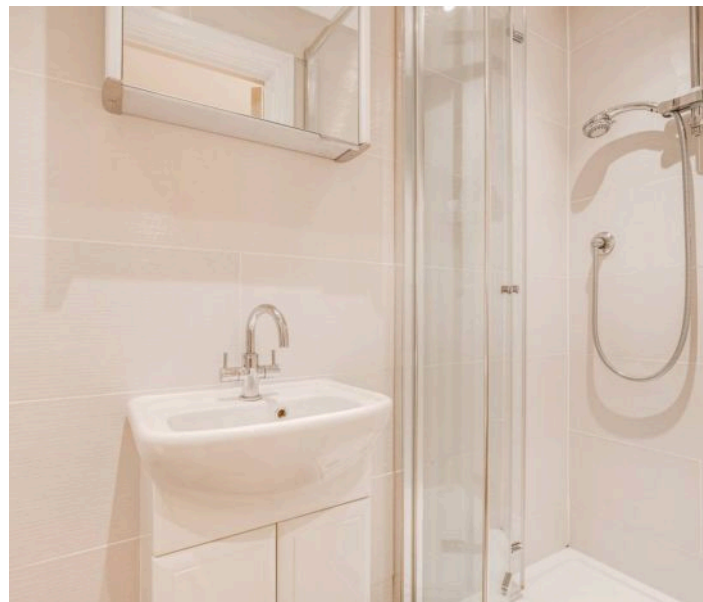
## GARDEN

To the rear of the property, the gardens extend to approximately half an acre and are set around a Dell, boarded by woodland. A beautifully designed stone patio is accessible from the kitchen area, utility room or conservatory and features steps leading down into the garden. With the nearest neighbours living 300m away, Chestnut Cottage and its gardens enjoy complete privacy and tranquillity, providing the perfect space to relax in the sun or to entertain guests. The garden itself is mainly laid to lawn with an abundance of colourful year-round bushes, trees and shrubs, as well as a delightful stream running its length.

## GARAGE

4 Parking Spaces

Outside the property benefits from a charming, roofed gateway together with further electric gates providing access to an extensive driveway with space for several vehicles and a substantial garage and a large workshop with loft storage space beyond.











## Elliot Heath Estate Agents

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