



Malting Lane, Braughing

£450,000 Freehold

CHAIN FREE • Four bedrooms and three bathrooms • Two spacious reception rooms with period features • Picturesque rural setting • Exposed beams and traditional fireplaces throughout • Beautifully landscaped garden with outbuildings • Nearby waterway • Private dog park located nearby



Accommodation Comprises:

Lounge

11' 9" x 13' 0" (3.58m x 3.96m)

Kitchen

7' 0" x 16' 6" (2.13m x 5.04m)

Dining Room

11' 10" x 12' 10" (3.60m x 3.91m)

Shower Room

Bedroom 1

9' 6" x 12' 8" (2.89m x 3.86m)

Bedroom 2

9' 1" x 13' 0" (2.77m x 3.96m)

Bedroom 3

7' 11" x 9' 3" (2.41m x 2.82m)

Bedroom 4

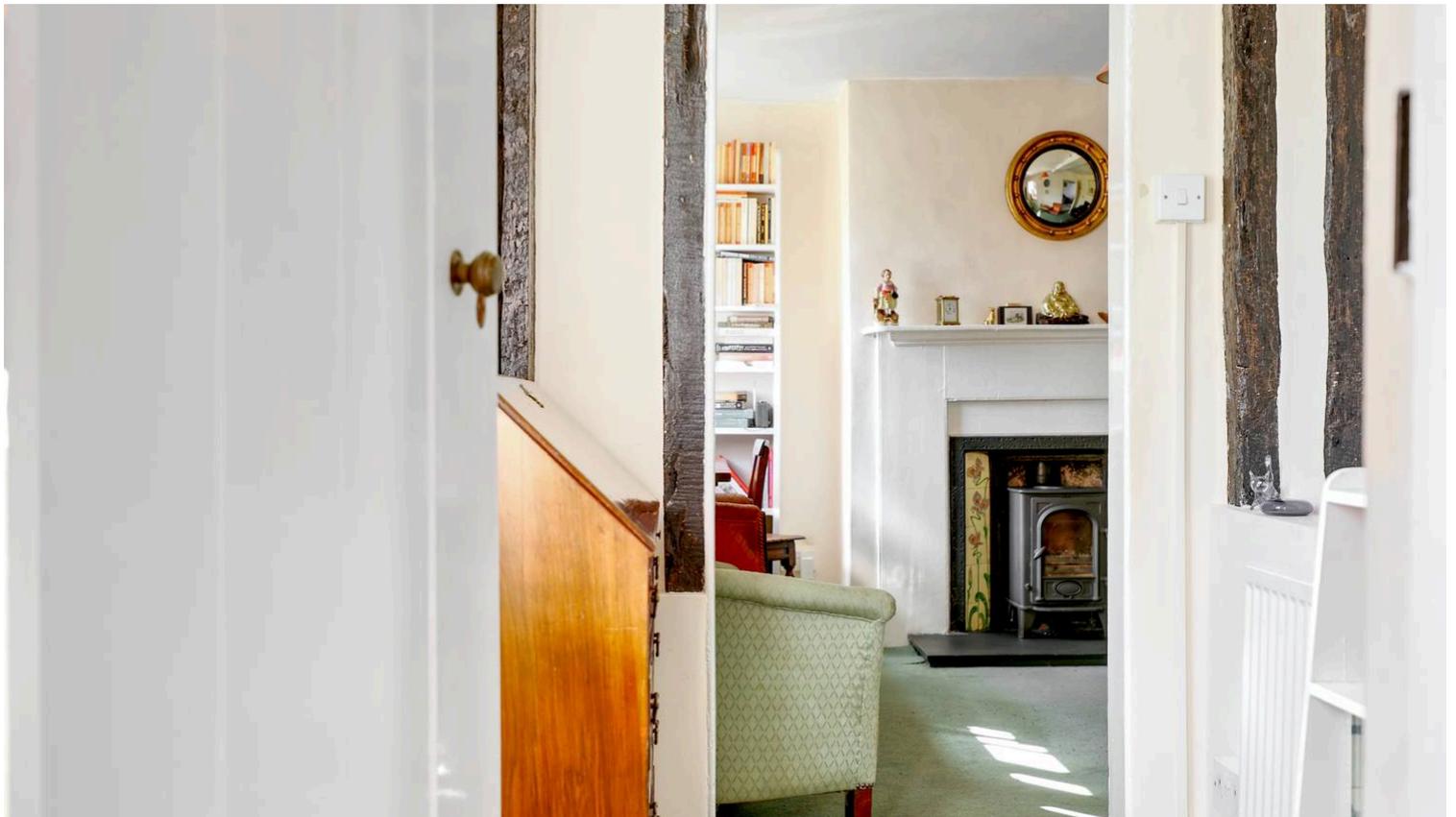
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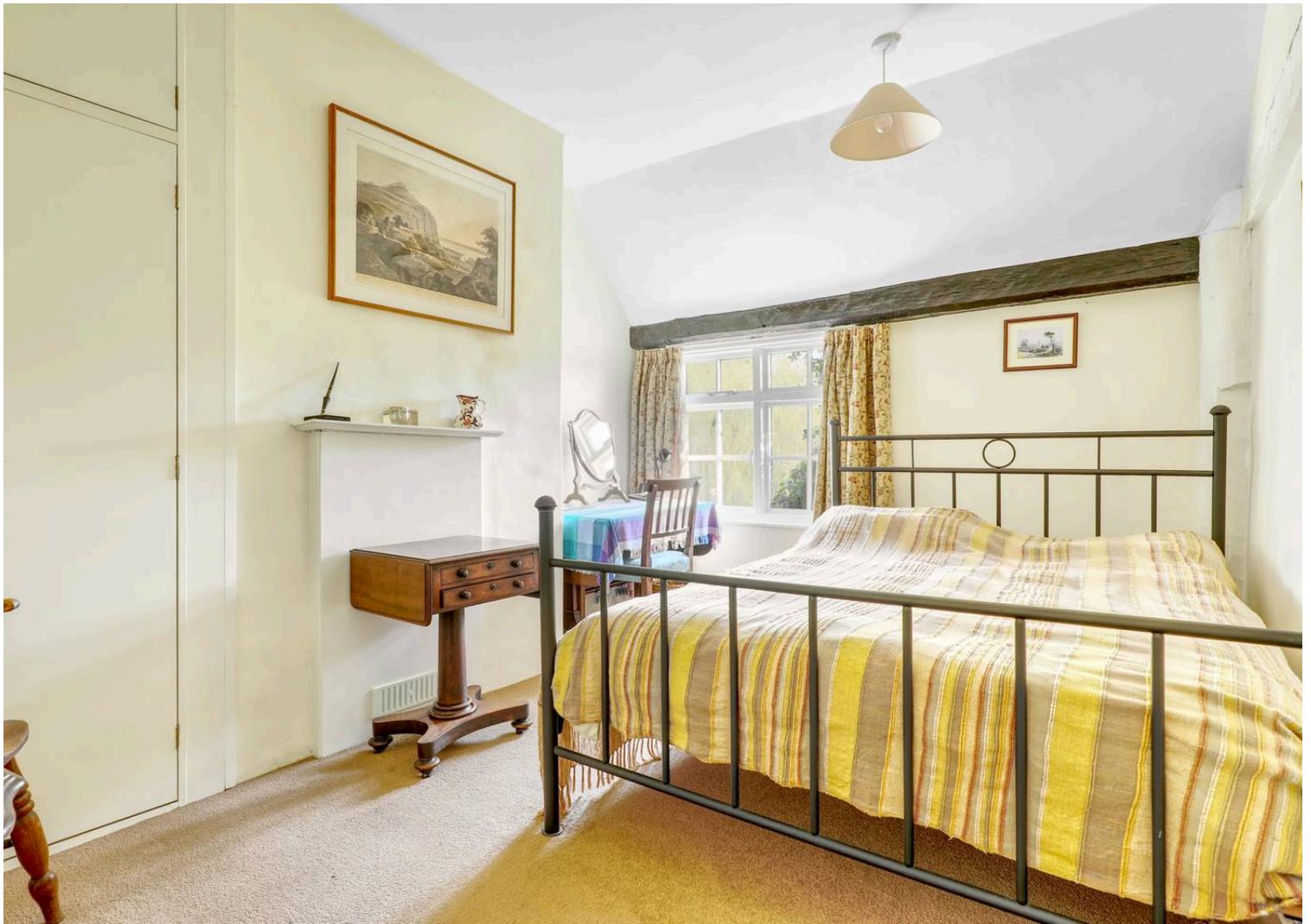
Bathroom

Bathroom

Anti-Money Laundering (AML) Notice

In accordance with the Money Laundering Regulations 2017, all prospective purchasers must complete identity and verification checks before an offer can be progressed. A £10 non-refundable AML verification fee per buyer is payable before checks are undertaken.







Keith Ian are delighted to bring to market, CHAIN FREE, this charming and characterful four-bedroom, three-bathroom mid-terraced home, originally two former farm workers' cottages that have been thoughtfully combined into one spacious residence. Steeped in history, these cottages were once part of the local farm, providing accommodation for its workers, and today they retain a wealth of period features while offering the space and versatility required for modern family living. The property offers two generous reception rooms, both showcasing exposed wooden beams, traditional fireplaces, and an abundance of natural light, creating warm and inviting living spaces. The kitchen continues the home's rustic appeal, complete with exposed beams, a breakfast bar, integrated oven, and ample storage, making it ideal for both everyday use and entertaining. Upstairs, the bedrooms are full of charm, with original beams and characterful windows, complemented by built-in storage solutions. The three bathrooms are well-appointed and individually styled, including a classic bathroom with bathtub and feature tiling, alongside practical shower facilities.

Externally, the property boasts beautifully maintained gardens with mature trees, colourful planting, and spacious lawns. A winding pathway leads through the garden to a quaint wooden gate, with the addition of a greenhouse and a useful outbuilding, perfect for storage or workshop use. The surrounding setting is peaceful and picturesque, with views over greenery and a nearby waterway, while a private dog park within close proximity adds further appeal for pet owners.

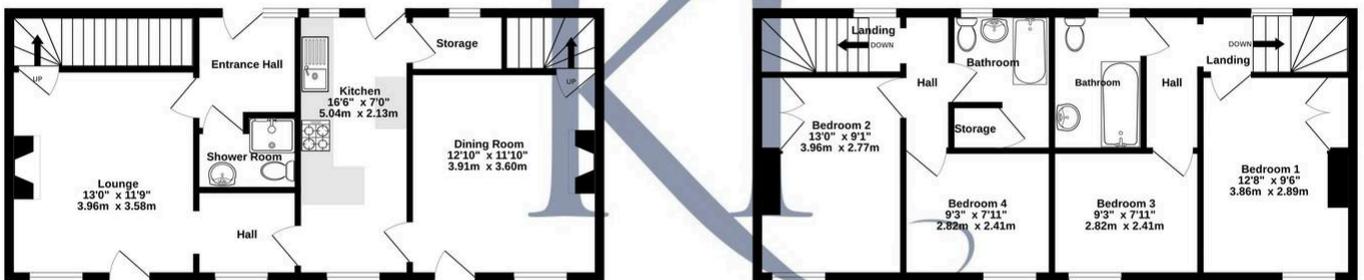
Braughing is a highly sought-after and picturesque village in East Hertfordshire, known for its charming period properties, strong sense of community, and beautiful countryside surroundings. The village offers a blend of rural tranquillity and convenient access to nearby towns such as Buntingford and Ware, with good transport links into London. Braughing benefits from local amenities including a well-regarded pub, village shop, and schooling options, while scenic walking routes, open countryside, and riverside paths make it particularly popular with outdoor enthusiasts and dog owners alike. Its historic character and peaceful atmosphere make it one of Hertfordshire's most desirable village locations.





Ground Floor
595 sq.ft. (55.2 sq.m.) approx.

1st Floor
603 sq.ft. (56.1 sq.m.) approx.



Keith Ian

TOTAL FLOOR AREA : 1198 sq.ft. (111.3 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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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been check.