

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.

Seasonal 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.

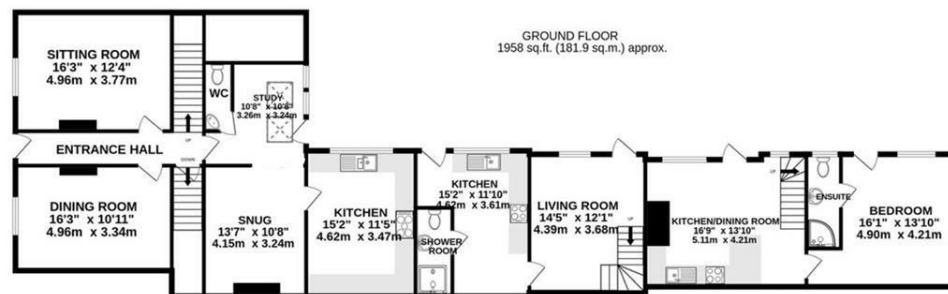
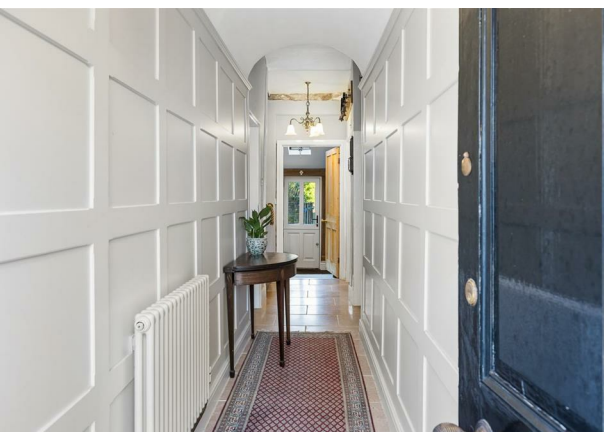
Adjoining the main house is superb additional accommodation, upgraded to a high standard and currently arranged as two one bedroom cottages. Ideal for relatives, older children, guests or a properly separated workspace, one cottage benefits from CAT5 cabling. The first provides kitchen, living room and 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.

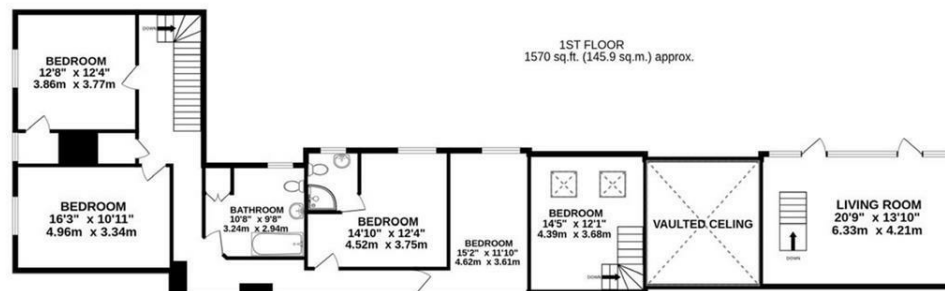
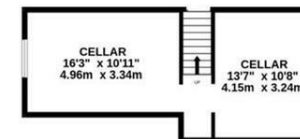






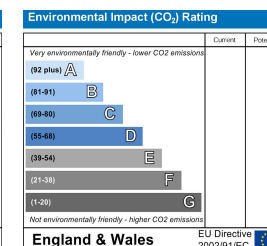
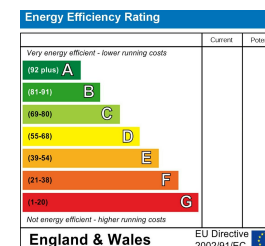


BASEMENT  
208 sq.ft. (19.3 sq.m.) approx.



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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