



Sizeable detached 4 bedroom family house in highly regarded village turning
6 Rivershill, Watton At Stone, SG14 3SD



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This spacious detached house is situated in a sought after turning in the popular village of Watton At Stone, within easy reach of the village high street and mainline rail link to London Kings Cross and Moorgate together with the highly regarded primary school. The well proportioned accommodation benefits from gas heating to radiators and double glazing throughout and comprises entrance hall, cloakroom, dining room, lounge, conservatory and modern re-fitted kitchen/breakfast room. There are 4 bedrooms to the first floor, 3 of which are doubles, together with a modern re-fitted family bathroom and additional shower room. Outside there is a sizeable rear garden with views over paddock land to the rear which is currently rented by this property jointly with three neighbouring properties at a peppercorn rent. There is a low maintenance front garden with driveway parking for 4 vehicles and a single garage.

The delightful & well regarded village of Watton-at-Stone nestles in the valley of the River Beane and has a thriving community with semi rural living whilst allowing easy access to local services & amenities in the village and to those in the nearby towns. Centred around the pretty High Street & amidst the rolling countryside, the area provides woodland walks, sports and social clubs and a good choice of local nursery and primary schools plus Heath Mount (a leading independent day and boarding school). There is a railway station (service to Moorgate/Kings Cross), 2 public houses/eateries (The Bull & the George & Dragon), Tea room, Butchers, Post Office, local school and Doctors' Surgery.

There are well-equipped play areas for children & facilities for teenagers & adults to participate in a wide range of pastimes. The village is well-established & has a long history with a mixture of traditional & modern housing.

Price £749,950 Freehold



Proximity

Approximate times and distances only.

A602 runs North West to Stevenage & South East to Ware (both approx 6 miles away)

A119 runs South to Hertford (approx 5 miles) Welwyn (approx 5 miles)

The A1(M) can be accessed at Stevenage & Welwyn, and the A10 can be accessed at Ware & Hertford.

The M25 & M1 are approx 35 minutes drive whilst Luton & Stansted airports are approx 20 miles away.

The main bus route is the 390 & runs between Stevenage & Hertford

In addition there is a 203 morning-service to Welwyn Garden City on Thursdays.

The accommodation is arranged as follows:

UPVC front door to:

Entrance hall 11'10 x 4'8 (3.61m x 1.42m)

A welcoming approach to the accommodation with oak flooring, coving to ceiling, telephone point, radiator, deep cloaks cupboard and doors to;

Cloakroom 5'2 x 5'2 (1.57m x 1.57m)

Fitted with a modern white suite comprising close coupled dual flush WC and wash handbasin inset into walnut effect vanity cupboard with chrome mixer tap. There is a chrome ladder style heated towel rail, ceramic floor tiles, tiling to dado height and opaque window to the side.

Dining room 13'11 x 10'5 (4.24m x 3.18m)

A well proportioned room with walk in bay window to the front, pine floorboards, radiator, adams style fireplace with inset coal effect electric fire and bi fold doors to:

Lounge 18'11 x 13'9 (5.77m x 4.19m)

With coving to ceiling, dado rail, radiator, oak flooring, stainless steel wall mounted contemporary living flame fire, TV aerial socket and glass french doors to the conservatory. A further door opens to:



Kitchen/breakfast room 19'1 x 11'1 (5.82m x 3.38m)

Fitted with a range of white high gloss wall and base units with quartz working surfaces above, inset stainless steel 1½ bowl sink with Britta chrome mixer tap and integrated Miele fridge/freezer, split level stainless steel double oven and grill with separate warming drawer. Integrated washing machine and dishwasher.

There is a separate fixed island unit comprising walnut base units with quartz working surface above, 4 ring Miele induction hob and stainless steel chimney style extractor fan above. There are natural stone floor tiles, a contemporary vertical column radiator, windows to the front and rear and french doors to the rear garden.

Conservatory 14'3 x 14' (4.34m x 4.27m)

Of UPVC construction with solid oak floorboards, ceiling light with fan, power points and french doors to the rear garden.

STAIRCASE FROM ENTRANCE HALL TO FIRST FLOOR

Landing

With window to the side, coving to ceiling, hatch to loft and airing cupboard housing hot water cylinder and Glow-worm gas boiler providing for heating and domestic hot water. Doors to:

Bedroom 1 14'4 x 10'8 (4.37m x 3.25m)

A good size double room with walk in bay window to the front, radiator, telephone point, coving to ceiling and TV aerial socket.

Bedroom 2 12'9 x 9'4 (3.89m x 2.84m)

Another double room with window to the rear, radiator, TV aerial socket and ceiling fan with light.

Bedroom 3 11'8 x 9'1 (3.56m x 2.77m)

With window to the rear, radiator, coving to ceiling and TV aerial socket.

Bedroom 4 10'8 x 6' (3.25m x 1.83m)

Currently used as a study with oak laminate flooring, radiator and window to the side.

Bathroom 10'5 x 5'4 (3.18m x 1.63m)

Recently fitted with a modern white suite comprising bath with chrome mixer tap and wall mounted shower attachment, close coupled dual flush WC and pedestal wash handbasin with chrome waterfall style mixer tap. There is tiling to dado height, ceramic floor tiles, a chrome ladder style heated towel rail and opaque window to the front.

Shower room 7'3 x 7'1 (2.21m x 2.16m)

Fitted with a double shower cubicle with glass sliding door and chrome wall mounted shower, controlled via an electronic thermostatic wall mounted button, close coupled dual flush WC and pedestal wash handbasin with chrome mixer tap. There is tiling to dado height, ceramic floor tiles, victorian style heated towel rail and opaque window to the side.

Outside



Rear garden

A sizeable rear garden with paved patio leading to a deep lawn. There are numerous trees and shrubs including pampas grass, hebe and acers. The garden is bound by timber fencing and there is a timber garden shed, outside tap and external lighting. To the rear of the plot there is a paddock currently rented by this property jointly with three neighbouring properties at a peppercorn rent. A path at the side with timber gate leads to:

Front garden

Low maintenance raised border planted with a variety of heathers and bound by low level box hedging. There is also external lighting.

Single garage & driveway

Single garage with up and over door, light and power and a window to the rear. There is additional driveway parking for 4 vehicles.

Agents note

To the rear of the plot there is a paddock currently rented by this property jointly with three neighbouring properties at a peppercorn rent.

Viewing information

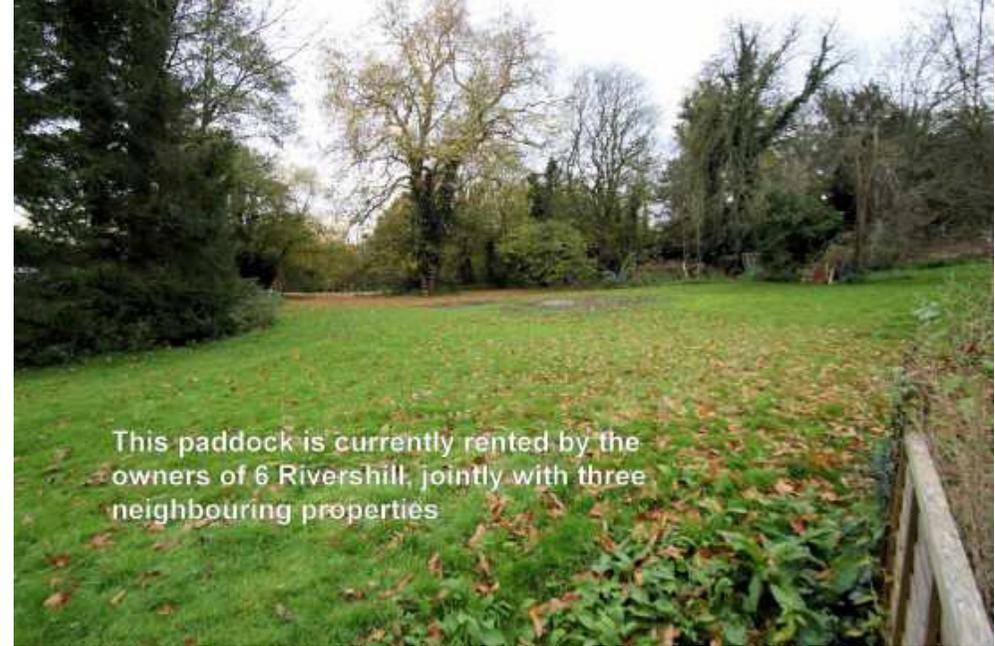
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This paddock is currently rented by the owners of 6 Rivershill, jointly with three neighbouring properties

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