

The Old Rectory,
Cottered, Hertfordshire



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Land and property. Since 1885.



3 reception rooms | 5 bedrooms | 5,549 sq ft | About 13.54 acres
Available as a whole or in 3 lots | Freehold

Guide price
Lot 1 £2,950,000
Lot 2 £80,000
Lot 3 £60,000

A stunning family home of Georgian origins, combining elegant period details with stylish modern additions, set within magnificent, landscaped gardens, lying on the edge of the popular village of Cottesred

The property

The Old Rectory provides over 5,500 sq ft of elegant accommodation, arranged mainly across two generous floors. Anthony Trollope is believed to have stayed in The Old Rectory, once the home of his grandfather a former Rector of the village.

A splendid reception hall sets the tone, with tiled flooring, high ceilings and cornicing continuing throughout the ground floor. The principal reception rooms comprise a sitting room and drawing room, linked by a wide, squared archway to create an ideal semi open-plan entertaining space. Both feature wooden flooring and tall, south-facing sash windows overlooking the garden, while the sitting room is centred around an impressive marble fireplace. A further reception room is currently used as an office.

To the rear, a magnificent open-plan kitchen has been extended to create a sleek, contemporary living space. Full-height glazing, including sliding and French doors, floods the room with natural light and opens onto the garden. The kitchen itself includes a central island, integrated appliances and a four-oven Aga, with space for dining and informal seating. A walk-in glazed and air conditioned larder, utility room and cellar provide additional storage and practicality.

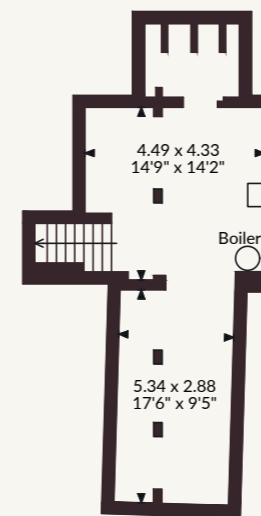
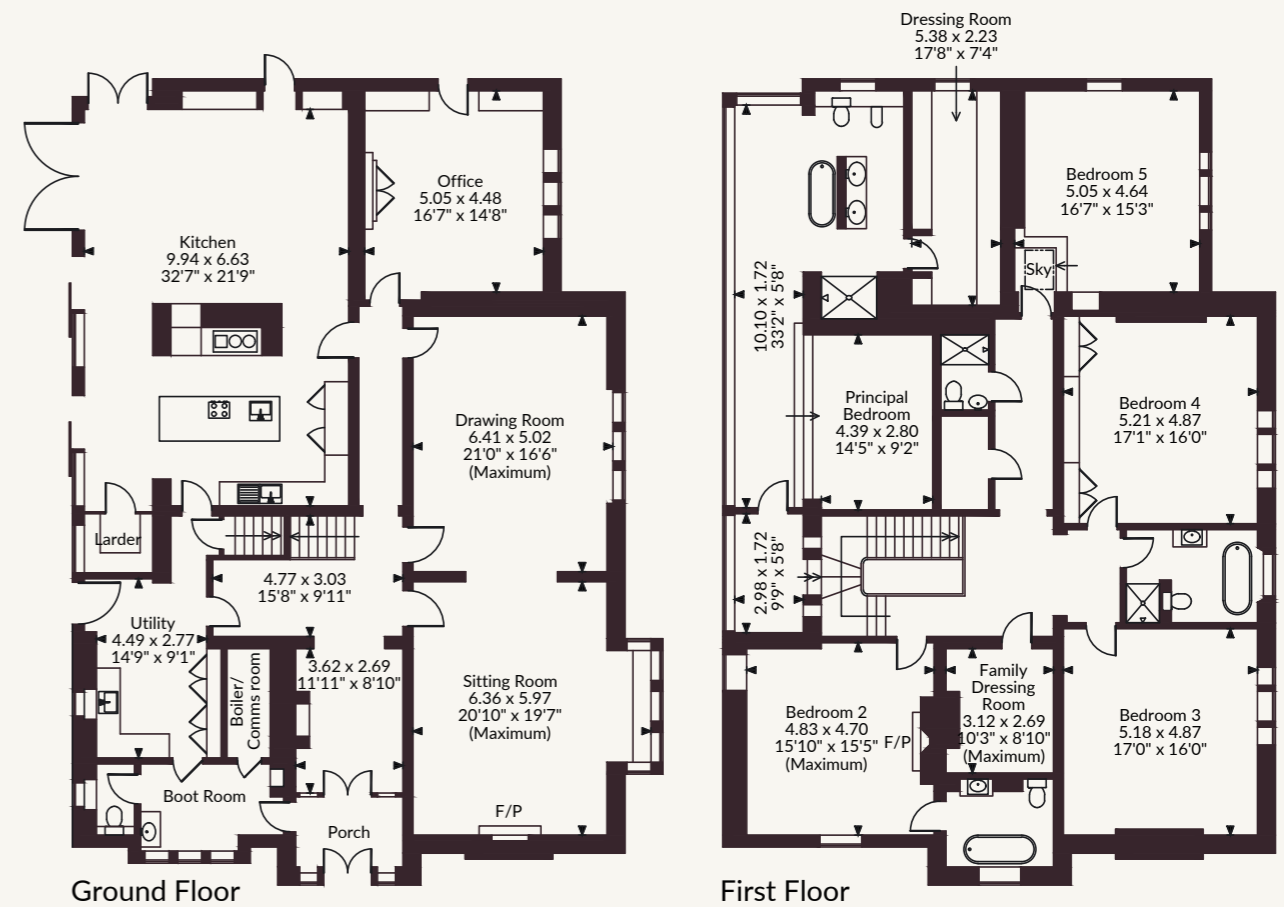
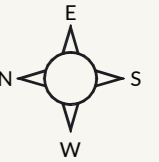
A sweeping staircase rises to a galleried landing leading to five well-presented double bedrooms. The principal suite enjoys panoramic garden views, with an open en suite with bath, walk in shower and twin basins, alongside a bespoke dressing room. A second bedroom is en suite, with a family bathroom and separate shower room serving the remaining rooms.



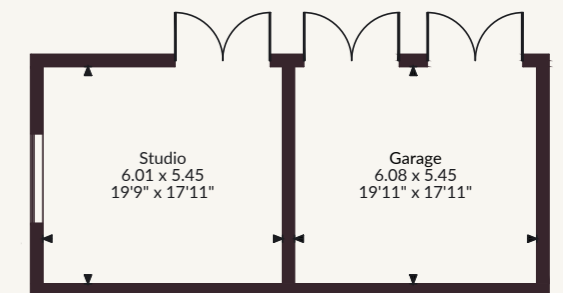




The Old Rectory, Cottered
 Main House internal area 5,549 sq ft (516 sq m)
 Garage internal area 357 sq ft (33 sq m)
 Studio internal area 353 sq ft (33 sq m)
 Total internal area 6,259 sq ft (581 sq m)



Cellar



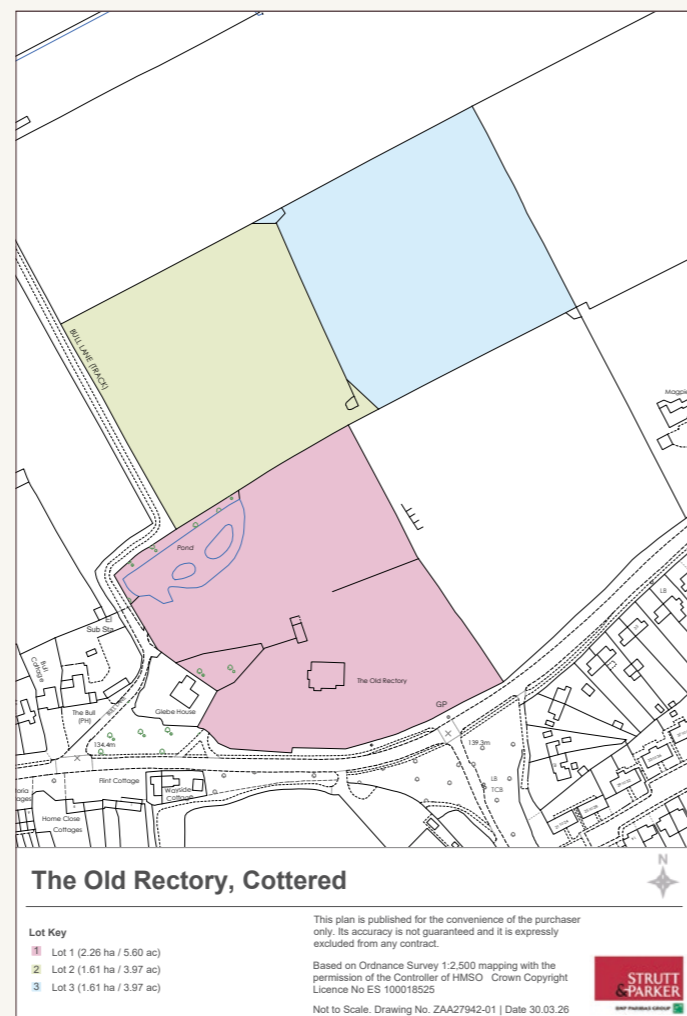
The property sits within extensive, beautifully maintained grounds, formerly part of the National Garden Scheme and divided into several 'rooms' including an herbaceous garden, rose garden, perennial garden and an ornamental kitchen and cutting garden. A tree-lined driveway leads to the gravelled parking area and a detached garage with studio overlooking the extensive lawns. A wooded backdrop shelters the two substantial ponds whilst adjoining the house is a wide patio ideal for outdoor dining.

Location

The Old Rectory enjoys a peaceful position in the village of Cottered, surrounded by the rolling countryside of East Hertfordshire. Everyday amenities are available in nearby Buntingford, while the larger towns of Hitchin and Stevenage provide extensive shopping, dining and leisure facilities. The area offers a wealth of walking and riding routes, golf courses and country pursuits. Transport connections are excellent, with the A507 linking to the A10 and A1(M), mainline rail services from Stevenage, (8.5 miles) reaching London Kings Cross in 24 minutes whilst Luton and Stansted Airports are within easy reach. Cambridge City Centre is 23 miles distant.

General

Local Authority: East Hertfordshire District Council
 Services: Mains electricity, water and drainage. Private gas. Three phase electricity, Andersen fast electric car charger, Tesla Powerwall smart electricity storage in cellar.
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
 Council Tax: Band H
 EPC Rating: F




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