

 3 Bedrooms

 1 Bathroom

 2 Receptions

 Extensive Garden

 Large Driveway

Freehold

Council Tax Band:  
E £2,990.59 (2026/2027)

Local Authority:  
North Hertfordshire District Council



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Payne End, Sandon, Buntingford, SG9 0QU  
Guide price of £550,000

Built in 1917, 'Wootton Cottage' is a charming double-fronted cottage on a 0.287-acre plot, beautifully modernised with potential for further enhancement.

### Description

Wootton Cottage is a charming double-fronted detached home, skilfully improved over time, offering balanced accommodation on two floors. Situated on a 0.287-acre plot, its outdoor space stands out, presenting potential for extension, subject to planning permissions. Entering through the hall, you'd find a welcoming family/dining room that provides an inviting space for both entertaining and everyday family life. Opposite, the cosy living room centres around a wood-burning stove. At the rear is the modern kitchen/dining area with garden views, ample units, and dining space, leading to a utility room and WC via a rear lobby. Upstairs are three bedrooms; the principal with an en-suite. The two other bedrooms share a family bathroom, with the third having a 'Jack and Jill' style access, ideal as a guest room or office. The lovely front garden is lawned with mature plants and a gravel driveway providing ample parking. The landscaped rear garden features a patio, expansive lawn, and a pond. There's a covenant affecting the western garden area for 15 years, entitling the seller to 30% of any development value.

### Location

Located on a quiet country lane within the highly sought-after village of Sandon, the property enjoys a peaceful rural setting with the benefit of a strong local community and its own well-regarded primary school.

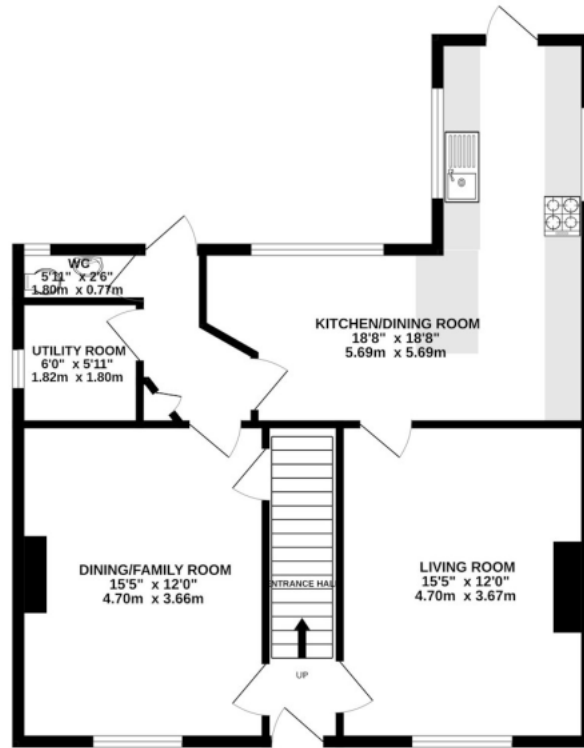


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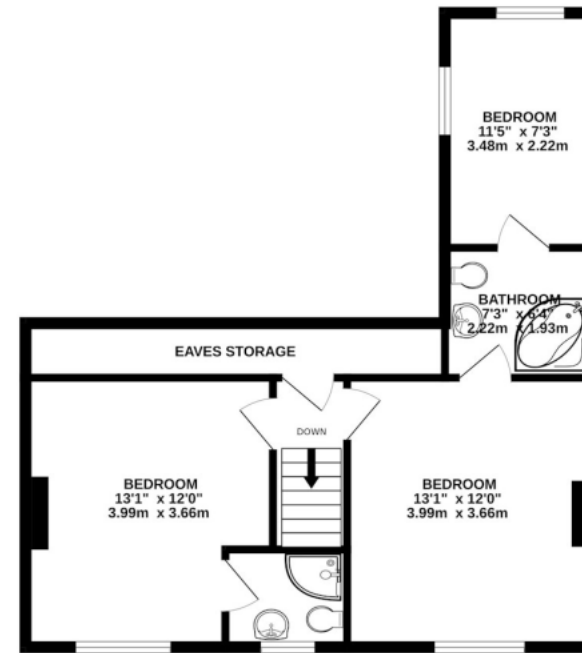




GROUND FLOOR  
725 sq.ft. (67.3 sq.m.) approx.



FIRST FLOOR  
540 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 1265 sq.ft. (117.5 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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