



6 Rose Cottages

Meesden, Buntingford





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Set amid the rolling countryside of the small Hertfordshire village of Meesden, **6 Rose Cottages** is a beautifully presented four-bedroom family home combining generous, flexible accommodation with far-reaching rural views. Extending to more than 1,600 sq ft across three floors, it offers a genuine sense of escape without feeling disconnected from surrounding towns and commuter links.

A broad gravelled frontage provides parking for several vehicles and leads to a detached garage with an electric door. Inside, the welcoming entrance opens into a comfortable sitting room, where a fireplace creates an attractive focal point. The ground floor flows particularly well, with a generous dining and family room spanning the rear of the house. Wide windows frame the adjoining countryside, while French doors draw the eye and provide direct access to the south-facing garden.

The kitchen is finished with cream cabinetry, quartz work surfaces and integrated Bosch appliances, with an adjoining utility room and cloakroom adding everyday practicality. A further family area and separate study provide valuable flexibility for home working, children's play or quieter relaxation.

Three bedrooms occupy the first floor. The principal bedroom enjoys views across the garden and fields, together with a well-appointed en suite shower room featuring twin basins. Two further bedrooms are served by the family bathroom, which includes both a bath and separate shower. A staircase continues to the second floor, where the fourth bedroom forms a spacious and private retreat.



Outside, the south-facing rear garden is arranged for both family life and entertaining, with lawn, patio, play area and raised decking overlooking open fields. The detached garage, excellent driveway parking and uninterrupted outlook complete a home particularly well suited to buyers seeking space, tranquillity and countryside on the doorstep, while retaining practical access to Buntingford, Saffron Walden, Bishop's Stortford and regular rail services into London.

Location

Meesden is a peaceful rural village surrounded by attractive Hertfordshire countryside, yet conveniently placed for Buntingford, Saffron Walden, Bishop's Stortford and Royston. A broader range of shopping, schooling and leisure facilities is available in these centres, while Audley End and Bishop's Stortford stations provide direct services to London Liverpool Street.

Agent's Notes

Tenure: Freehold | **EPC Rating:** D

Local Authority: East Hertfordshire District Council.

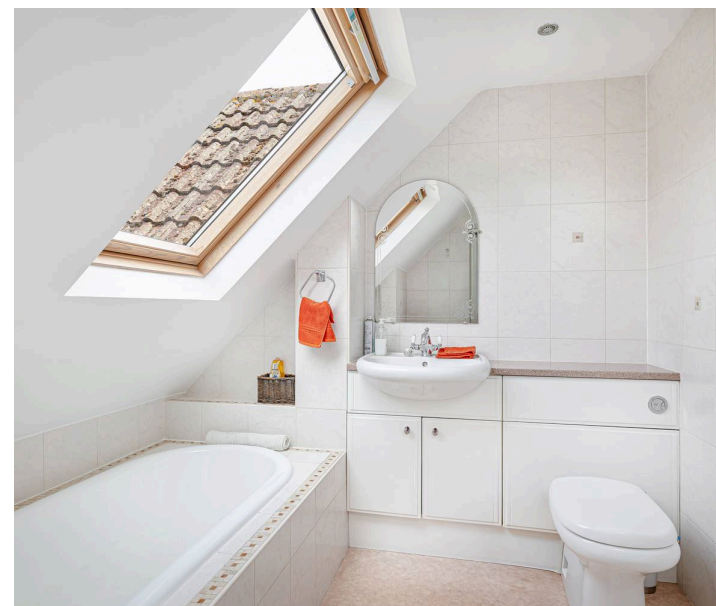
Council Tax: Band E – £2,904.93 for 2026/27

Services: Mains electricity and water. Oil-fired central heating. Private drainage via a septic tank located beneath the decking in the rear garden

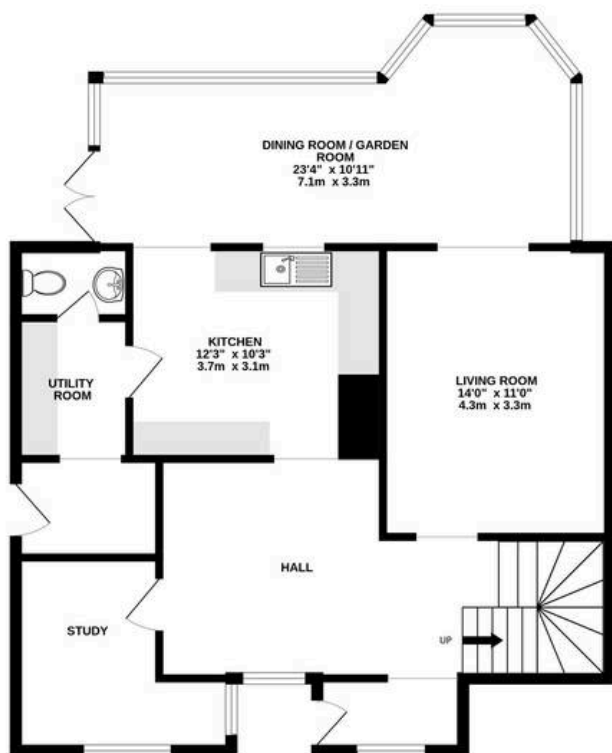
Broadband: Postcode-level data indicates superfast and gigabit-capable broadband availability. Buyers should confirm service and estimated speeds for the property with their chosen provider. Ofcom coverage checker

Mobile coverage: Coverage varies between networks and may differ indoors and outdoors. Buyers should verify requirements using the Ofcom checker.

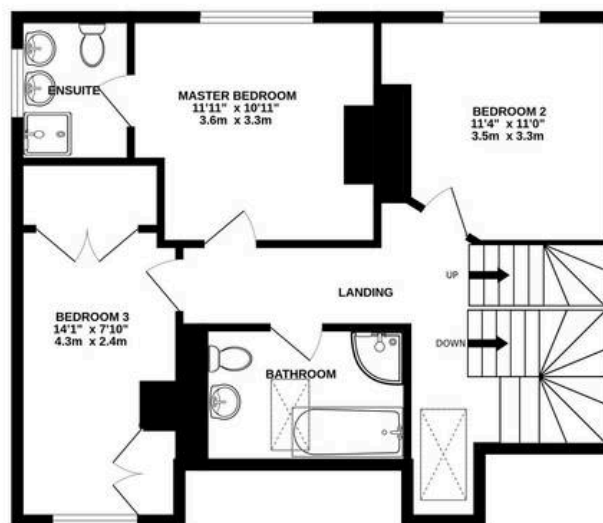
Boundary: The sellers advise that the front boundary lies immediately in front of the shrubbery. The grassed area beyond the shrubbery is not included within the property's ownership, although it is maintained by the sellers.



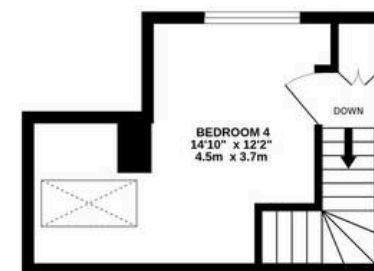
GROUND FLOOR
863 sq.ft. (80.2 sq.m.) approx.



1ST FLOOR
623 sq.ft. (57.9 sq.m.) approx.



2ND FLOOR
176 sq.ft. (16.3 sq.m.) approx.



TOTAL FLOOR AREA : 1662 sq.ft. (154.4 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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Please note that all measurements are approximate and in metric units with imperial equivalents provided for guidance only. The fixtures, fittings, and appliances mentioned have not been tested. Internal photos are for general information only. For a free valuation, contact the numbers on the brochure.