



Willow House, Wood End, Nr Ardeley, Herts, SG2 7AZ
Offers Over £999,000 Freehold



**Oliver
Minton**
Village & Rural Homes



Willow House, Wood End, Nr Ardeley, Herts, SG2 7AZ

A superb five bedroom individual detached house offering beautifully presented accommodation comprising hall, family room, wonderful open-plan lounge/dining /luxury fitted kitchen/breakfast room, office/study, utility room, wet room, master bedroom with luxury en-suite shower room, family bathroom, double glazing, oil fired central heating to radiators, detached garage, extensive parking, and a flat, child-friendly secluded rear garden. The hamlet of Wood End is 6.5 miles from Heath Mount School and 5.6 miles from St Edmund's College.

VIEW OUR AERIAL DRONE VIDEO of property by clicking: <https://player.vimeo.com/video/183794302>

Please contact our Puckeridge Office on 01920 822999 for more information.

AGENTS NOTE: The ground floor benefits from attractive limestone flooring throughout with under floor heating.

ENCLOSED ENTRANCE LOBBY Double glazed obscure window. Inset ceiling down lights. Part glazed double doors to Hall. Limestone floor.

ENTRANCE HALL Staircase to first floor with feature double glazed vertical picture window to rear on half landing. Under stairs storage cupboard. Limestone floor.

FAMILY ROOM 14' 7" x 13' 5" (4.44m x 4.09m) Dual aspect room with double glazed window to front and double glazed bi-fold doors to rear garden. Limestone floor. Inset ceiling lights.



SUPERB OPEN-PLAN KITCHEN & ENTERTAINING ROOM 34' 4" width x 24' 6" max depth into dining area (10.46m x 7.47m) A wonderful, triple aspect, open plan room with separate kitchen/breakfast, dining and lounge areas. Door from dining area to Rear Hallway. Limestone floor. Inset ceiling lights. Double glazed patio and bi-fold doors to rear garden. Luxury fitted kitchen incorporating island breakfast bar with granite surfaces and built-in storage cupboards and drawers. Extensive range of fitted wall, base and drawer units with granite work surfaces. Integrated 'Miele' appliances comprising electric double ovens, inset electric hob with extractor unit above, fridge/freezer and dishwasher.

REAR HALLWAY Limestone floor. Inset ceiling lights. Doors to built-in storage cupboard housing heating controls.

UTILITY ROOM 11' 2" x 8' 6" inc cupb (3.4m x 2.59m) Stable door and double glazed window to side. Plumbing for washing machine. Space for fridge/freezer and tumble dryer. Limestone floor. Fitted wall and base units. Built-in airing cupboard housing 'Megaflo' hot water cylinder.

WET ROOM 8' 6" x 5' 0" (2.59m x 1.52m) 'Villeroy & Boch' low level flush WC and wash hand basin. Shower control and tray. Fully tiled. Double glazed obscure window.

BEDROOM FIVE/STUDY 13' 2" x 11' 9" (4.01m x 3.58m) Limestone floor. Dual aspect double glazed windows and bi-fold doors to rear garden. Inset ceiling lights.

FIRST FLOOR

LANDING Wooden flooring. Double glazed windows to rear. Radiator. Inset ceiling lights. Access hatch to loft. Door to built-in linen cupboard.

BEDROOM ONE 14' 0" x 13' 9" into wardrobe (4.27m x 4.19m) Dual aspect double glazed windows to front and rear. Range of fitted double wardrobes to one wall. Wood flooring. Inset ceiling lights. Radiator. Door to:

LUXURY EN-SUITE BATHROOM Marble floor and walls. White suite comprising bath with shower attachment, wash hand basin and low level flush WC. Double glazed obscure window. Chrome heated towel rail. Extractor fan.

BEDROOM TWO 13' 8" x 11' 0" (4.17m x 3.35m) Double glazed window to rear. Wood flooring. Radiator. Inset ceiling lights. Door to:

LUXURY EN-SUITE SHOWER ROOM Marble tiled floor and walls. White low level flush WC and wash hand basin with cupboard under. Shower cubicle with glazed door. Chrome heated towel rail. Double glazed obscure window. Extractor fan. Inset ceiling lights.

BEDROOM THREE 11' 6" x 10' 3" (3.51m x 3.12m) Double glazed window to rear. Wood flooring. Radiator.

BEDROOM FOUR 10' 4" max x 10' 3" (3.15m x 3.12m) Double glazed window to rear. Wood flooring. Radiator. Inset ceiling lights.

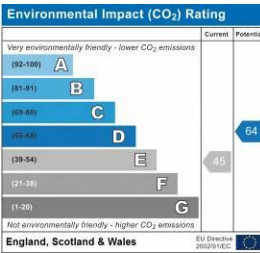
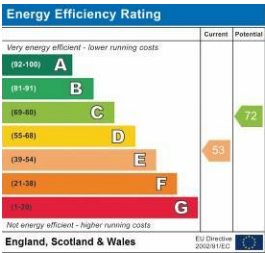
LUXURY FAMILY BATHROOM 10' 0" x 7' 0" (3.05m x 2.13m) Natural stone floor and fully tiled walls. White 'Villeroy & Boch' bath with retractable shower, low level flush WC and wash hand basin with cupboard under. Shower cubicle with glazed door. Double glazed obscure windows. Inset ceiling lights.

OUTSIDE

FRONT DRIVEWAY & GARDEN Gated, shingle driveway with extensive parking facilities. Area of lawn. Flower and shrub beds. Side access to rear garden.

DETACHED GARAGE Double doors to front. Eaves storage area. Adjoining side store.

SECLUDED REAR GARDEN 100' 0" x 65' 0" (30.48m x 19.81m) South-westerly rear aspect. Extensive patio area leading to lawn with flower and shrub borders. Screened oil storage tank.





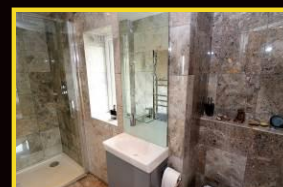
GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 2357 SQ.FT. (219.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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