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The Darlings Wood End, Ardeley, SG2 7AZ

£1,850,000

A First Class Character Country Residence.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

The Darlings Wood End, Ardeley, SG2 7AZ

A first class country character house providing versatile accommodation, sitting centrally within 1.5 acre of private grounds within the beautiful hamlet of Wood End. Wood End is deep into the Hertfordshire countryside making it an idyllic rural retreat whilst being only 20 minutes drive to Stevenage station. The main property provides four spacious bedrooms, three bathrooms (2 en-suite), four separate reception areas with the central part of the house featuring a stunning Mark Wilkinson kitchen with Aga. The large barn style detached annexe is located in the rear garden and would make for the perfect guest experience/ idyllic Air B&B / multi generation living, with open views to the surrounding nature. The property also provides electric gated access with a long sweeping gravel drive leading to an impressive oak framed triple cart lodge with luxurious office or self contained additional living accommodation above.

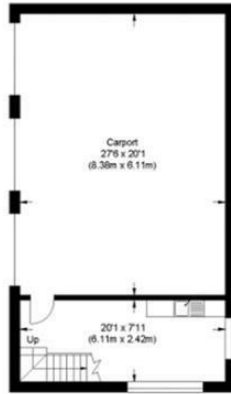


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

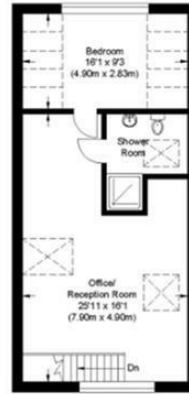
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



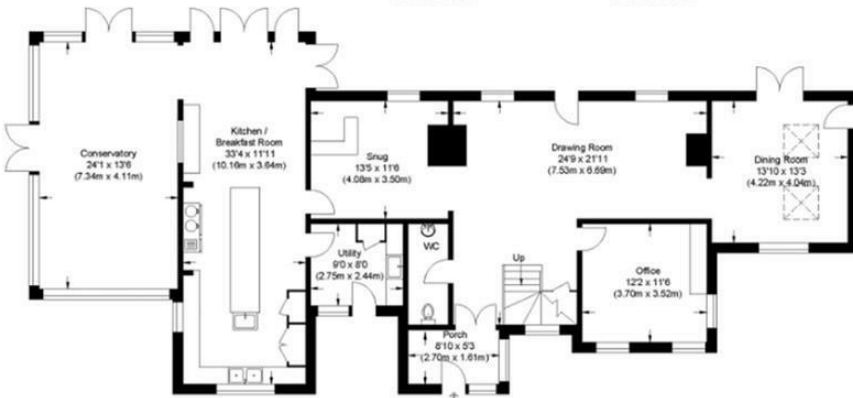
Ground Floor



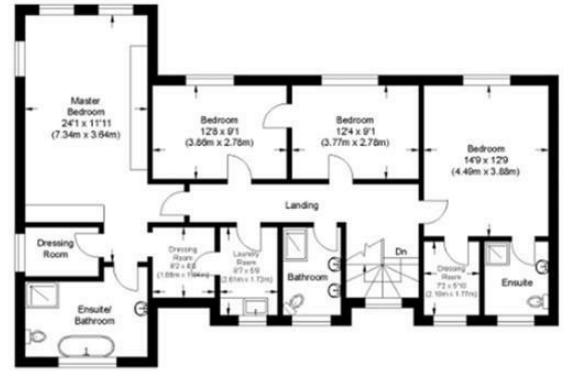
Ground Floor



First Floor



Ground Floor



First Floor

TOTAL FLOOR AREA : 4827 sq.ft. (448 sq.m.) approx.
(including Annexe and Carport)