



1 Woodside Green Wild Hill Road AL9 6DP
£1,250,000



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Located in a leafy setting between "Brookmans Park" and "Essendon" is this delightful period cottage, which dates back approximately 200 years, it is bursting with features, occupies a commanding plot with views over adjacent fields and woodland and is a real credit to our sellers.

This stunning family home has been sympathetically refurbished by the present owners and now offers a blend of character and charm coupled with the convenience of modern living. Formally two separate cottages which were converted into one, the accommodation now comprises of a refitted ground floor shower room/wc, 18' lounge with feature fireplace, separate dining room with feature fireplace, sitting room with exposed timbers, a garden room with bi-folding doors, and a fabulous 31' refitted kitchen/diner and a utility room, The first floor offers a 19' dual aspect master bedroom, two further double bedrooms, a lovely refitted four piece bathroom, a further refitted shower room and large walk in wardrobe. A stairway then leads you up to the second floor which provides two further double bedrooms.

Conveniently situated and set back from the road on a mature southerly facing plot, in a semi rural location with views across the countryside, there is a private wood to the rear which is accessed by the owners and a neighbouring cottage, you can even drive to either "Brookmans Park" or "Welham Green" train stations in approximately 10 minutes, the A1(M) and M25 are also close by.

The delightful well established south facing gardens offer an allotment area and a detached 23' home/garden office which is fully insulated and has power. The impressive frontage provides a large lawn and private driveway for several vehicle











Entrance Hall
Double glazed door to front, storage cupboard, Amtico flooring, double radiator , built-in coat cupboard, stairs to first floor, opening to:

Refitted Ground Floor Shower Room
Refitted suite comprising of double shower with sliding door, rainfall and handheld showers, vanity wash hand basin with mixer tap and storage under, complimentary floor and wall tiling, low-level duel flush W.C., feature wall-mounted radiator, double-glazed window to side.

Dual Aspect Lounge
15'8 x 18'5
Double-glazed windows to side and front. electric fireplace, complemented by exposed wooden beams, under stairs storage, Amtico flooring.

Living Room
15'7 x 14
Open brick fireplace housing a multi-fuel system with a tiled hearth, Amtico flooring, double glazed window to rear, door to.

Dining Room
11'6 x 12'7
Cast-iron effect feature fireplace, Amtico flooring, double-glazed window to the rear, door to:

Garden Room
10'7 x 7'6
Tiled flooring, bi-fold doors opening to the garden, loft storage access, built-in bar area with space for a fridge and freezer.

Dual Aspect Refitted Kitchen/Diner
31 x 11'7
Extensive range of base and wall units with complimentary worktops and tiled splash back, built-in double electric oven, LPG gas hob with extractor over, integrated dishwasher, space for a fridge freezer, stainless steel sink/drainage with mixer tap, recessed down lighters, double glazed windows to side and rear, Amtico flooring, Rayburn aga and heating system, double glazed patio doors to rear garden.

Utility Room
7'8 x 6'3
Range of base and wall units with complimentary worktops, a stainless-steel sink with mixer tap space, for washing machine and tumble dryer. double glazed window to rear window to rear, opening to:

First Floor Landing
Exposed timber beams, a double radiator, a walk-in wardrobe, built in storage space, stairs to second floor landing.

Dual Aspect Master Bedroom
9'9 x 19'9
Fitted wardrobes with sliding doors, exposed wooden beams, radiator, double glazed windows to front and side.

Refitted Four Piece Family Bathroom
12'0" x 6'0"
Refitted suite comprising of panel enclosed bath with mixer tap and shower attachment, double shower with sliding door, rainfall and handheld showers, pedestal wash hand basin with mixer tap, wc, complimentary wall tiling, chrome effect heated towel rail, extractor fan, wood effect flooring, inset spotlights, feature exposed beams, double glazed window to rear.

Bedroom Two
12'5 x 15'8
Radiator, double glazed window to front

Bedroom Three
11'5 x 12'7
Radiator, double glazed window to rear

Refitted Shower Room
5'8 x 6
Refitted suite comprising of complimentary wall tiling, double shower with sliding door, rainfall and handheld showers, laminate wood-style flooring, a wall-mounted wash hand basin with mixer tap, low-level duel flush W.C., heated towel rail, and inset spotlights.

Second Floor Landing
Double glazed windows to rear, doors to:

Bedroom Four
10'6 x 18'6
Two skylight roof windows to the rear, double glazed window to side.

Bedroom Five
10'6 x 16
Wood effect flooring, skylight roof window to the rear.

Southerly Facing Rear Garden
Backing onto private wood land which has no private access, the delightful well established southerly facing garden has a patio to the immediate rear extending to a lawn, mature flowers and shrub beds, bushes and evergreens, allotment area with a greenhouse, home office/garden room which is fully insulated, gate leading to the front, detached garage and private driveway,

Garden Office
23'5 x 12'3
Timber-built office, power, lighting, double glazed windows to side.

Front Garden
Imposing frontage with a large lawn area, a gate to side leading to the southerly facing rear garden, flowers and shrub beds, various evergreens, path to front door, outside light.

Detached Garage & Driveway
16'3 x 11'7
Up and over electric doors, power and light, private driveway for several vehicles.



Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only. Plan produced using PlanUp.



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	



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3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

01707 270777 hatfield@matherestates.com
27 Market Place, Hatfield, Hertfordshire, AL10 0LJ