

# Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

Tel: 01920 411090

8 High Street Buntingford SG9 9AG

Tel: 01763 272727

[info@jonathan-hunt.co.uk](mailto:info@jonathan-hunt.co.uk)

[www.jonathanhunt.co.uk](http://www.jonathanhunt.co.uk)



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1 The Green, Ardeley, Stevenage, SG2 7AQ

Asking Price £599,500



## 1 The Green, Ardeley, Stevenage, SG2 7AQ

This idyllic and charming Grade II listed thatched cottage is set in a delightful position, overlooking the village green in a tranquil rural location. Designed by Mr. F. C. Eden and built circa 1917, the property offers charm and character in abundance with its picture-postcard aesthetics.

Stylishly presented, the cottage boasts stunning original features, beautifully blended with modern comforts. The property includes two double bedrooms, two reception rooms, a utility room, and a ground floor bath and shower room. The modern kitchen-breakfast room is tastefully designed, complemented by original fireplaces throughout the home.

In addition to its picturesque location across from the village green, the property features a large, mature garden with multiple seating and dining areas, lush lawns, and borders filled with mature plantings. The rear garden backs directly onto open countryside, offering a peaceful, scenic setting.





**LOUNGE 14'7" x 11'10" (4.45 x 3.62)**

The stylish lounge boasts a stunning brick inglenook fireplace with a log burner, offering a warm and inviting ambiance. tiles frame the fireplace, while the remainder of the lounge is finished with elegant oak floorboards. A doorway from the lounge leads to the utility room.

**LOUNGE pic 2**

**DINING ROOM 13'0" x 9'1" (3.98 x 2.78)**

The elegant dining room features an original fireplace, adding a touch of classic charm. It boasts oak flooring and a large window at the front aspect, offering picturesque views across the village green.

**DINING ROOM pic 2**

**BATHROOM 10'11" x 4'9" (3.35 x 1.47)**

The luxurious family bathroom features a contemporary white suite, including a bath with a shower overhead and a glass shower screen. A rear window provides natural light, and the space is complemented by a heated towel rail and sleek white tiled wall.

**KITCHEN 18'9" x 8'7" (5.74 x 2.64)**

The stunning modern kitchen features sleek grey units complemented by contrasting white natural stone worktops. Dual aspect windows and French doors flood the space with natural light and offer a seamless connection to the garden. The kitchen is equipped with a Rangemaster electric range cooker, which includes twin ovens, a six-ring halogen hob, and an eye-level combination oven. Additionally, there is an integrated wine fridge. The space also allows for a breakfast table or desk area, enhancing its functionality.

**KITCHEN pic 2**

**KITCHEN pic 3**

**UTILITY ROOM**

The utility room features a range of classic Shaker-style painted units with solid wooden worktops and tiled splashbacks, combining both style and functionality. Solid wooden flooring enhances the space, while dual aspect windows allow plenty of natural light to flow through. A door provides direct access to the garden. Additionally, a staircase leads to the first floor,.

**FIRST FLOOR**

**BEDROOM ONE 14'6" x 11'11" (4.44 x 3.64)**

Bedroom One features a charming front outlook overlooking the village green. It includes a period fireplace and a built-in wardrobe. Additionally, there is an eaves room with potential for conversion into upstairs toilet facilities.

**BEDROOM TWO 14'10" x 9'4" (4.54 x 2.85)**

Bedroom Two is a classically styled double room that retains many original features. It offers a rear aspect with views overlooking the rear garden and the countryside beyond.

**FRONT ASPECT**

**GARDEN**

The property enjoys a superb outlook, fronting directly onto the picturesque village green, complete with a central well. The front garden is beautifully landscaped, featuring an array of shrubs and roses, with flowerbeds bordering the front fence.. Side access leads to the rear garden. The west-facing rear garden is a serene retreat, offering a paved terrace, lush lawns, and well-tended flower beds, hedges for privacy, and a store/shed for additional storage. The garden backs onto open countryside, providing stunning, far-reaching views.

**GARDEN pic 2**

**GARDEN pic 3**





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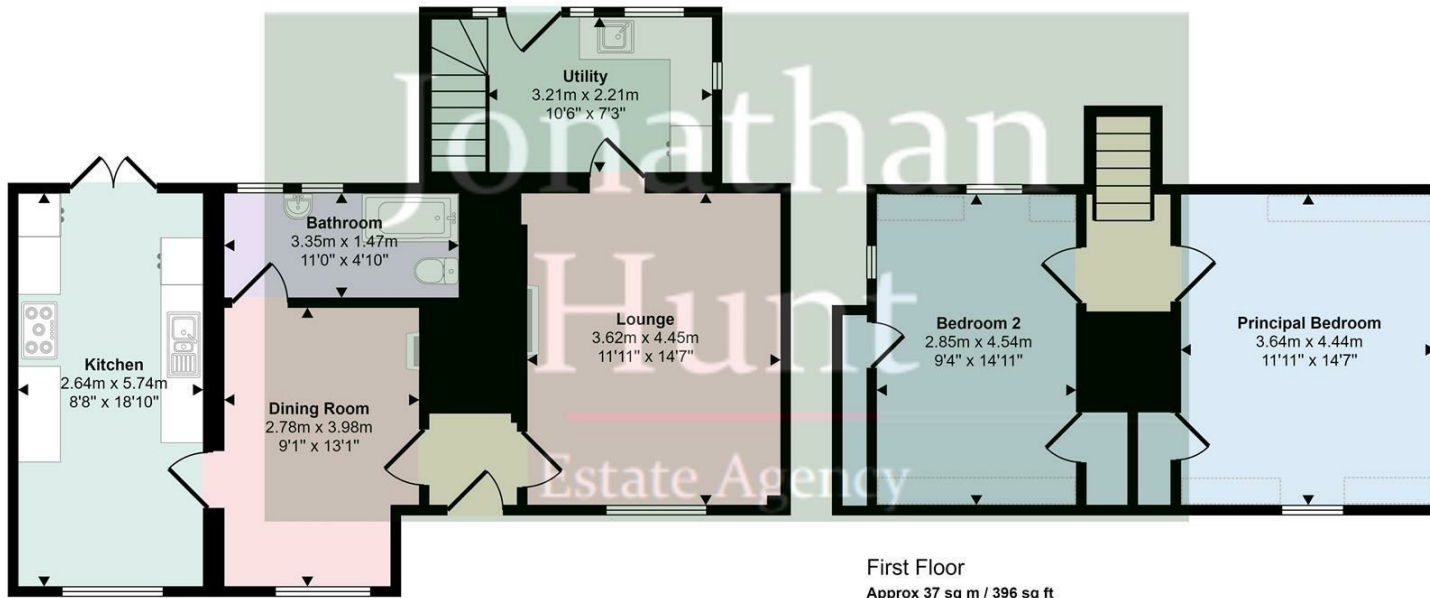
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Approx Gross Internal Area  
103 sq m / 1104 sq ft



**Ground Floor**  
Approx 66 sq m / 708 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

