

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

www.jonathanhunt.co.uk



The Lodge Ardeley, Stevenage, Hertfordshire, SG2 7AF

Price Guide £1,295,000

The Lodge Ardeley, Stevenage, Hertfordshire, SG2 7AF

This spacious 5-bedroom detached property with 11.9 Acre separate paddock, located on a 0.4-acre plot in the picturesque village of Ardeley, offers the perfect blend of rural charm and modern living. Ardeley is one of Hertfordshire's most sought-after villages, renowned for its community spirit and excellent local amenities. These include a village school, church, pub, farm shop, butchery, café,, and several specialist retailers—all just a short walk away.

Originally built in 1969 and thoughtfully extended, this home spans approximately 2,200 sq ft, offering flexible accommodation across mostly ground-floor living. A standout feature is the striking split-level rear extension, which enhances the home's character and provides stunning views of the beautiful gardens. The layout includes five well-proportioned bedrooms, two bath/shower rooms, a drawing room, dining room, sitting room, and a large kitchen/breakfast room.

The property sits on the edge of the village, occupying the site of the former lodge to Ardeleybury House. It features a sweeping driveway with plenty of off-road parking, outbuildings, and further potential to extend, subject to planning permission. Outside, the expansive gardens are perfect for outdoor living, and a newly built art studio adds an inspiring space to the lifestyle on offer.

In addition to the main plot, the property includes separate paddocks of approximately 11.9 acres. These paddocks, which feature multiple access points, field shelters, and a meandering stream, offer an idyllic setting for equestrian use or other rural pursuits. For those working from home, the property benefits from direct fibre broadband with speeds up to 100MBPS.

This home is a true rural retreat, offering a rare combination of space, character, and convenience in a beautiful countryside setting.



AGENTS NOTES

Ardeley is one of East Herts prettiest villages complete with farm shop and café, pub, primary school, church and village hall and one of the most picturesque village greens in the county. Buntingford is about a 10 minute drive away with secondary education, unique shops and access to the A10. Also within striking distance of Stevenage with its wide range of shopping and leisure facilities, access to A1 and fast direct rail link to London/Kings Cross. There is a wide selection of both state and private schools in the area. Ardeley has a primary school and is in the priority area of Buntingford and Puckeridge for state middle and upper schools.

AERIAL VIEW

ENTRANCE HALL

KITCHEN/BREAKFAST ROOM 27'1" x 13'0" (8.27 x 3.98)

KITCHEN 16'1" x 11'4" (4.92 x 3.46)

DINING ROOM 11'7" x 11'4" (3.54 x 3.47)

LOUNGE 21'6" x 11'3" (6.57 x 3.43)

DRAWING ROOM 20'1" x 13'0" (6.13 x 3.98)

PRINCIPAL BEDROOM 21'0" x 13'3" (6.41 x 4.05)

BEDROOM TWO 14'6" x 13'10" (4.43 x 4.23)

BEDROOM THREE 15'4" x 11'2" (4.69 x 3.42)

BEDROOM FOUR 11'7" x 11'4" (3.55 x 3.47)

BEDROOM FIVE/STUDY 11'6" x 6'7" (3.53 x 2.02)

BATHROOM 8'9" x 7'7" (2.69 x 2.32)

SHOWER ROOM 8'9" x 6'9" (2.69 x 2.08)

GARDEN

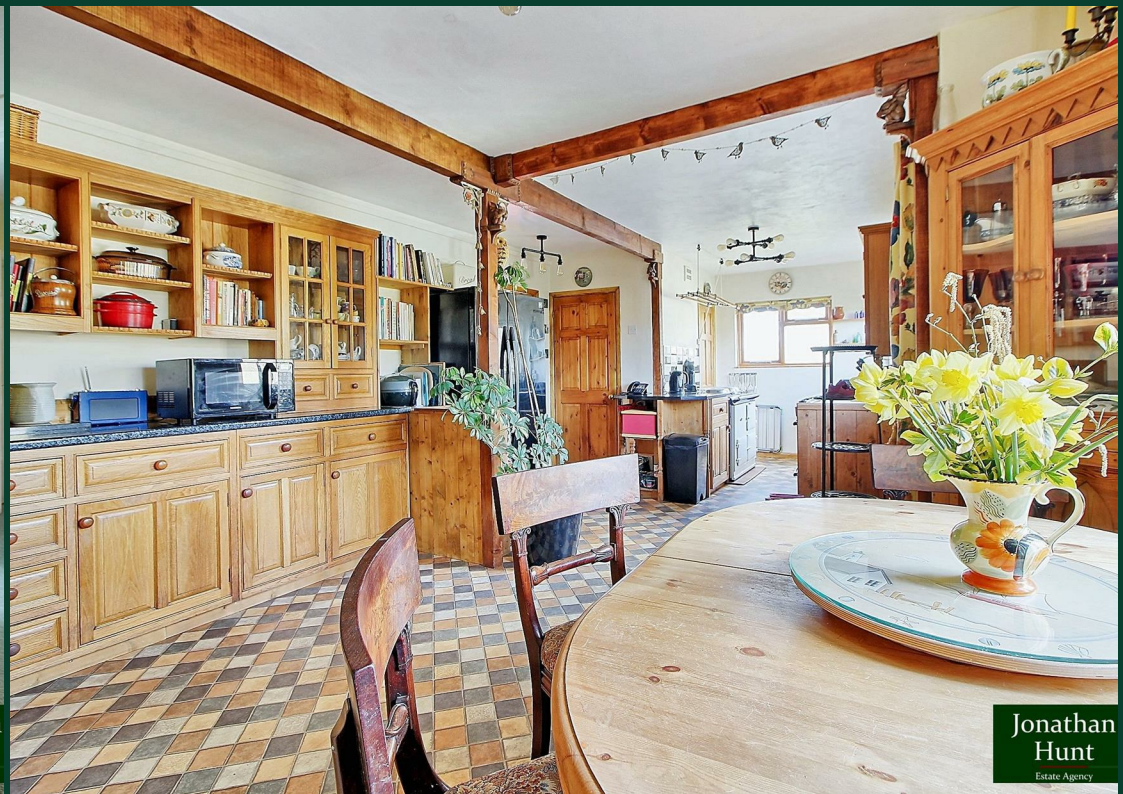
GARDEN pic 2

GARDEN pic 3

PADDOCKS



Jonathan
Hunt
Estate Agency



Jonathan
Hunt
Estate Agency



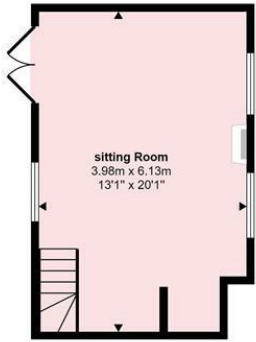
Jonathan
Hunt
Estate Agency



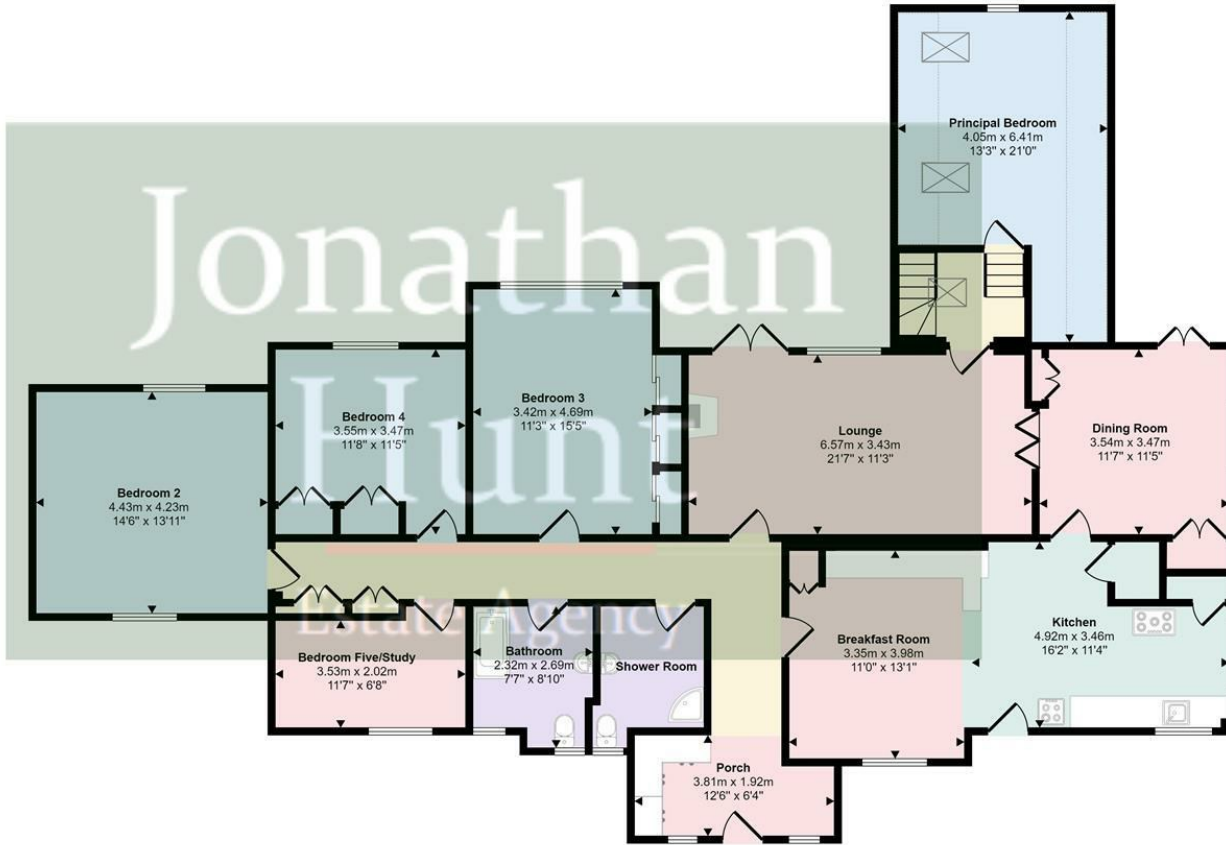
Jonathan
Hunt
Estate Agency



Approx Gross Internal Area
213 sq m / 2295 sq ft



Lower Ground Floor
Approx 24 sq m / 257 sq ft



Ground Floor
Approx 189 sq m / 2038 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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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	83	Very environmentally friendly - lower CO ₂ emissions (81-91) A (69-80) B (55-68) C (39-54) D (21-38) E (1-20) F Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC