



Oak Lodge,

Standon Green End, High Cross, SG11 1BN

FINE & COUNTRY

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A wonderful equestrian property situated in approximately 2.67 acres with stables, barns, paddocks, menage and horse walker, currently a working livery so a great business to take over the reins. The farmhouse was originally a Mc Mullens pub many years ago.

This family home is set over three floors and offers a warm, cosy feel. There is an Inglenook fireplace in the living room and Aga in the kitchen dining area which is the heart of this home. The accommodation is approximately 2224 sq. Ft plus outbuildings and garage offering a total of 4492 sq. Ft.

The farmhouse is secluded and situated in Standon Green End, just 4.3 miles to Ware and surrounded by lovely countryside views.



STEP INSIDE

Oak Lodge

The Farmhouse known as Oak Lodge, offers a warm welcome into a cosy porch after a day outside in the yard. The entrance hallway leads through to a cloak room and door leading out to the garden. The wooden flooring runs through the hallway and throughout the kitchen and conservatory. There are solid wooden doors and wooden staircase leading to the first floor.

The living room features an original Inglenook fireplace and wood burning stove. It is like stepping back in time to when it was once a cosy pub.

The kitchen dining area is the heart of the home, filled with modern appliances and the traditional Aga. This is a wonderful place for all the family to sit around the kitchen table and enjoy a meal. There is a large conservatory and sunroom to the rear of the property which overlooks the garden and offers amazing views over farmland.

On the first floor you have the master bedroom with ensuite bathroom and built in wardrobes, there are French doors leading to a roof top area to enjoy the stunning views over the farmland in the mornings. There is another generous bedroom, with wardrobes and ensuite bathroom on this floor looking over the stables.

The top floor offers two further double rooms both with ensuite shower rooms and both have views for miles over the countryside.





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STEP OUTSIDE

Oak Lodge

The entrance to this stunning property is through electric secured gates, taking you into the courtyard where you can find plenty of parking in addition to the parking to the front of the property.

There is a double garage with boarded loft and ladder, plumbing for washing machine and electric doors.

The garden to the farmhouse is enclosed and secure and accessible via a gate from the courtyard. There are amazing views over farmland, woods, and countryside.

There is a workshop and shed to the side of the property with access from the front and rear garden so could easily be used to work from home.

To the right-hand side of the property is a working Livery, there are 9 stables all with automatic feeders and rubber matting. A tack room, Hay barn, rubber menage 20 x 40 meters with mirrors and lights. A monarch 5 horse walker with full rubber brick floor installed by Monarch.

There are various outbuildings, storage and feed shed. There is a concrete hard standing for up to 7.5-ton horse box with electric hook up and toilet.

The post and rail paddocks and total land is approximately 2.67 acres, surrounded by woodland and open countryside views.

This really is an equestrian dream home, set in the middle of the countryside and close to shops and schools.











LOCATION

Oak Lodge is set in Standon Green End, High Cross, Ware, Hertfordshire in the heart of the countryside. This home offers many wonderful schools both private and state within a short distance.

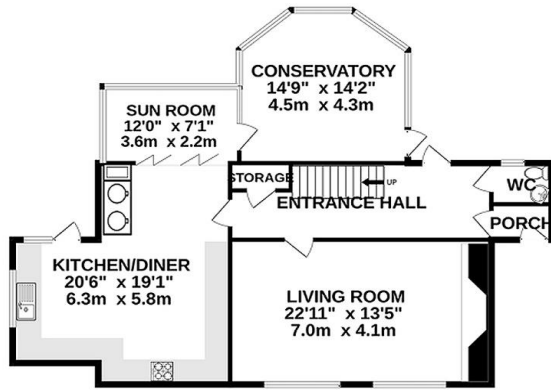
Within easy access to the A10, to London or Cambridge and Stansted Airport just over 15 miles away. For the commuter there is a choice of stations, Ware 4.3 miles, Hertford 9 miles and Harlow 12.3 miles.

There are nearby local shops and restaurants, plenty to keep you entertained.

Surrounded by wonderful country walks and bridleways to explore on your doorstep. There are also golf and Country clubs with many sports and recreational amenities.

OAK LODGE

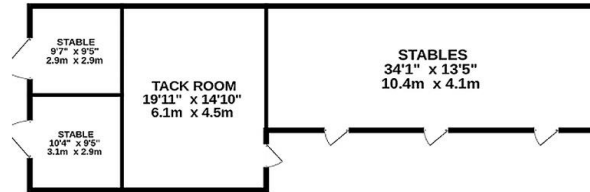
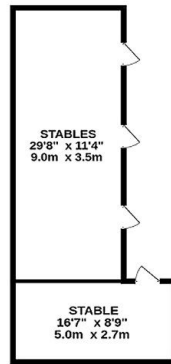
GROUND FLOOR
1078 sq.ft. (100.2 sq.m.) approx.



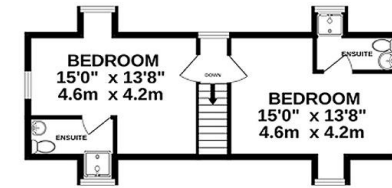
1ST FLOOR
750 sq.ft. (69.6 sq.m.) approx.



OUTBUILDINGS
1423 sq.ft. (132.2 sq.m.) approx.



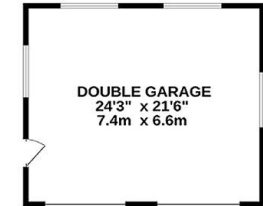
2ND FLOOR
396 sq.ft. (36.8 sq.m.) approx.



OUTBUILDING
324 sq.ft. (30.1 sq.m.) approx.



GARAGE
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA : 4492 sq.ft. (417.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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AGENTS NOTE: Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Floorplans are for guidance only, are not to scale and should not be relied upon for their accuracy



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