



Deerfield, Wood End  
Ardeley, Hertfordshire, SG2 7BB

## Deerfield, Wood End, Ardeley

A truly rare and wonderful opportunity to purchase a new four bedroom home situated in a tranquil setting overlooking fields. The property is nestled away in the heart of the countryside.

This 2995 sq. Ft. home with double cart lodge is one of two new homes currently being built by Ferndale builders.

The property is finished to an extremely high standard with underfloor heating throughout and high specification appliances. The property is built with timber frames and finished with weatherboard which compliments the surrounding Grade II listed house the land once sat upon.



# STEP INSIDE

## Deerfield

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A light and spacious entrance hallway with exposed beam and under floor heating throughout, herring bone effect flooring with cloakroom, study, living room with vaulted ceiling and feature brick fireplace with wood burning stove.

There is a stunning open planned kitchen/dining/family room, which is the heart of the home, an entertaining space for all the family to enjoy.

A beautiful dark navy kitchen with quartz worktops, and high-end appliances built in. A separate utility room with sink, washing machine, tumble dryer and full-length freezer. Fitted down lighters in the kitchen and dining area. Bi folding doors to rear overlooking the garden.

The first floor offers a grand master bedroom with French doors leading out to private balcony, stunning views over the countryside, ensuite shower room and built in wardrobe. There are three further bedrooms one with ensuite shower room and a family bathroom.

Carpets can still be chosen at this stage and the properties will be ready to complete by the end of March 2024.















# STEP OUTSIDE

## Deerfield

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The house is surrounded with beautiful laid lawn with low fences and gate leading down from the pathway.

Various trees have been planted to offer privacy.

A detached cart lodge with lighting and bin storage area, graveled driveway with parking for 4/5 cars.

General Information:

Local authority: East Herts DC 01279 655261.

Council Tax Band: To be confirmed

EPC band to be confirmed







# LOCATION

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Wood End is perfectly placed between the pretty town of Buntingford to the East, Stevenage to the West and the busy market towns of Ware and Hertford to the South.

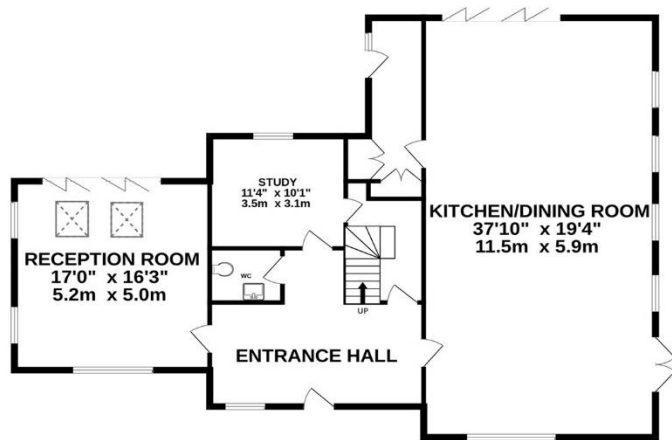
For the commuter, one can leave the house and travel to Stevenage station and be in King Cross within the hour.

The area is ideal for those seeking the peace and quiet of the country yet without the feeling of being isolated. There are many footpaths and bridleways nearby and one can walk for miles without being near main roads.

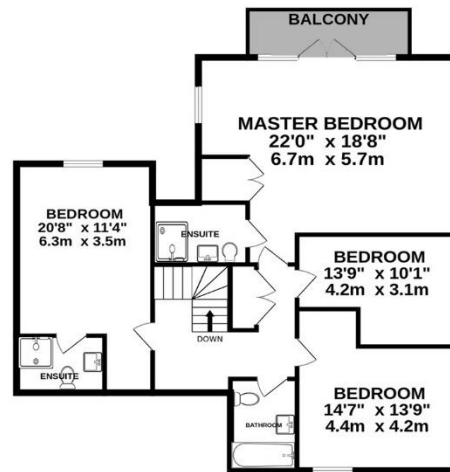
The small village of Ardeley is a couple of miles away with the Jolly Waggoners pub always providing a warm welcome.

Excellent schooling, both state and private, is also found in the area and the A1(M) and A10 provide excellent road links to the M25, the North and South.

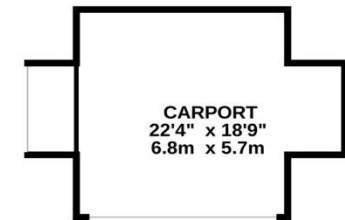
GROUND FLOOR  
1491 sq.ft. (138.6 sq.m.) approx.



1ST FLOOR  
1100 sq.ft. (102.2 sq.m.) approx.



403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 2995 sq.ft. (278.2 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.



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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