



Northey Lodge

Paynes End | Anstey | Nr Buntingford | SG9 0BS

FINE & COUNTRY

Northey Lodge, Paynes End, Anstey, SG9 0BS

Northey Lodge is a most impressive, detached family house set in an elevated semi rural position with far reaching views over rolling countryside.

The present owners have enlarged and improved the house over their years in the house and have created a truly impressive home with well balanced accommodation with generous size rooms set out over two floors, all of which enjoy lovely views over the grounds or the surrounding countryside. This really is a home for a young growing family to enjoy.

The grounds are wonderful, laid mainly to lawn with a small woodland area, a large natural Moat where you can have your own rowing boat, and large patio at the rear, ideal for entertaining family and friends.

The pretty market town of Buntingford is under 5 miles away and the nearby towns of Ware (12 miles), Saffron Walden (12 miles) and Royston (8 miles) all provide more extensive amenities including rail connections into London.



STEP INSIDE

Northey Lodge

As you walk into the house one cannot help but be impressed by the welcoming and large central hallway, off which is each of the principal rooms. There is a cloakroom/wc and stairs rise up to the first floor. There are four reception rooms in all and all are good size rooms. The main living room is triple aspect and enjoys double French doors looking over the gardens. A red brick fireplace with wood burner provides an attractive focal point to the room. There is a further double aspect sitting room with fireplace and amazing views together with a good size study. The dining room is lovely and bright with windows to two aspects, and it is perfectly placed with double doors that open into the large well fitted kitchen/breakfast room off which is a boot/utility room. The kitchen is a great size for a large family and opens out onto the patio.

Moving up to the first floor one finds a very impressive principal bedroom with large en suite. This is a fine, bright room with double doors onto a balcony. The en suite is attractively fitted with a contemporary suite with bath and separate shower cubicle. There are four further good size double bedrooms, one with en suite, and a family bathroom.









STEP OUTSIDE

Northey Lodge

Undoubtedly, one of the main features of Northey Lodge are the large mature gardens and wonderful setting and views. The property sits toward the front of its plot of approximately 2.50 acres and is approached by its driveway that provides parking for numerous cars.

The gardens are a haven for wildlife, mainly laid to lawn with mature trees and shrubs and enjoy a listed Moat and Island. At the rear of the garden is a lightly wooded natural area and the gardens adjoin fields on two sides. There are several useful outbuildings for storage and a large useful workshop.





LOCATION

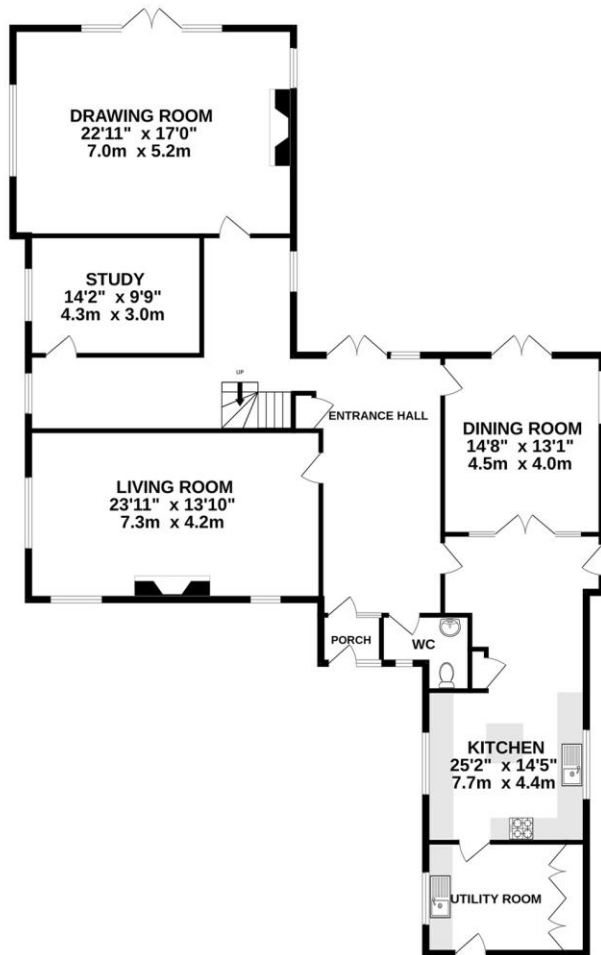
Set in a semi-rural location, the property is found on the fringe of picturesque Anstey with its friendly local pub and is convenient for the pretty market town of Buntingford with its variety of shopping and amenities. Ware (13 miles), Bishop's Stortford (12 miles) and Cambridge (20 miles) are easily reached for a wider range of facilities and excellent schools, both state and private, including St Edmunds College, Haileybury, and Bishop's Stortford College to name a few.

Ideally located for travel to both London and Cambridge via the M11, A1(M) and A10, the property is also well placed for regular train services to London King's Cross from Royston (8 miles), and Liverpool Street from Ware, Broxbourne or Bishop's Stortford. Stansted International Airport is 17 miles from Anstey.

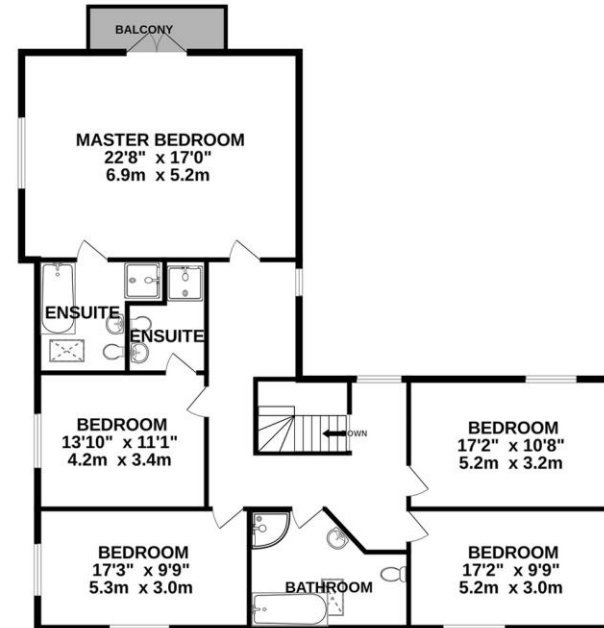
Throughout the area are many leisure facilities including fine golf courses, equestrian facilities, bridleways and footpaths.

NORTHEY LODGE

GROUND FLOOR
1942 sq.ft. (180.4 sq.m.) approx.



1ST FLOOR
1563 sq.ft. (145.2 sq.m.) approx.



TOTAL FLOOR AREA : 3504 sq.ft. (325.6 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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