



## East Lodge

Hunsdonbury | Hunsdon | Ware | Hertfordshire | SG12 8PW

FINE & COUNTRY



# STEP INSIDE

## East Lodge

East Lodge is a pretty and picturesque grade 2 listed Three bedroom detached bungalow full of immense character and charm with quite stunning gardens located in the very popular hamlet of Hunsdonbury.

With just under 2000 square feet of accommodation East Lodge boasts three generous bedrooms, two reception rooms, a conservatory and superb open plan kitchen diner. Set in grounds in excess of a 1/3 of an acre, this is an excellent home with fabulous and extremely well presented accommodation with the addition of a detached double garage and outside summer house/office.

### Step Inside

East Lodge is centred around an octagonal central chimney which is accessed through the porch to the front of the property. The lounge is the first room to immerse yourself in and this room sets the scene for the rest of this excellent property, exposed timbers and exposed brickwork are on show along with the feature fireplace, a fantastic room to entertain or unwind and relax in, access out the rear garden can also be gained through this room. Moving into the kitchen diner, this is the heartbeat of this fine home with a superb bespoke John Ladbury kitchen taking centre stage with a well-appointed central island, there is an excellent array of base and wall units that have all been topped with a dark grey granite finish with plenty of fitted appliances. The dining area is generous in size with space for a sizable table and chair set up positioned closely to the log burning stove, perfect for those wintery nights, access is also gained via here to the front reception which is currently used as a secondary lounge/snug but could also be used as a fourth bedroom as it has two entrances if needed. Conveniently just off from the kitchen is the utility room and the well-appointed family bathroom/steam room which features a separate walk-in shower and tiled bath. There is access to the double garage and front gates via the rear utility door.

Moving back down towards the sleeping area there are three double bedrooms with the master suite being very impressive. The bedroom on ones right has central cast iron open fireplace with fitted wardrobes to each side, with the bedroom to ones left benefitting from excellent fitted furniture including desking and the most fabulous rear view of the sumptuous gardens. Moving into the master suite is where you can really understand the level of quality and love that has gone into making this property a home. The bedroom comprises of fully fitted wardrobes and drawers, a standout recently installed en-suite bathroom by Burlington with a walk in shower all finished to an impeccable standard. The air-conditioned conservatory is a fantastic addition to make this a proper 'master suite', it allows direct access to the garden and is the perfect room to unwind, relax and take in the garden views and evening sun all at your own desired temperature.































# STEP OUTSIDE

## East Lodge

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### Step Outside

On arrival there is plenty of parking with the option to either park behind the electric iron gates in front of the double garage or directly in front of the lodge. The rear gardens are mature, immaculate and presented in real style with absolute privacy and a superb selection of well-manicured and maintained trees and plants, of particular note is the edging beneath the yew tree with beautiful tulips on show. There are two storage sheds for garden furniture, a raised decked area, superb patio which borders the entire rear of the house with three excellent areas to take in the evening sun. There is a recently added summer house/outside office, perfect to work from home if required.

### Location

Hunsdonbury is a small hamlet just a mile out of the popular village of Hunsdon. The village boasts two good pubs, with the Fox and Hounds having an excellent reputation locally for serving outstanding food and receiving a Michelin BIB Gourmand every year since 2012 – an acknowledgement by the Michelin guide of good quality, good value cooking. In addition there is a Post Office and convenience store, a petrol garage, and the transport links are very good with ease of access to Harlow which can see you into the city of London within 30 minutes by train, in addition there is either nearby Roydon, Ware or St Margaret's, using the Stanstead Express, within 45 minutes. The area is perfect for those who wish to enjoy the surrounding countryside with many footpaths and bridleways to explore. Some fine golf courses are found nearby and the area benefits from many sports and recreational amenities. Both state and private education is very well catered for with Heathmount, Duncombe school, St Edmunds College, Haileybury and Bishops Stortford College all within easy reach.

### Information

Council tax band F  
EPC – Exempt  
Local Authority - East Herts  
Mains drainage  
Oil fired heating  
Airconditioning to conservatory and master suite

*Guide Price* £ 900,000







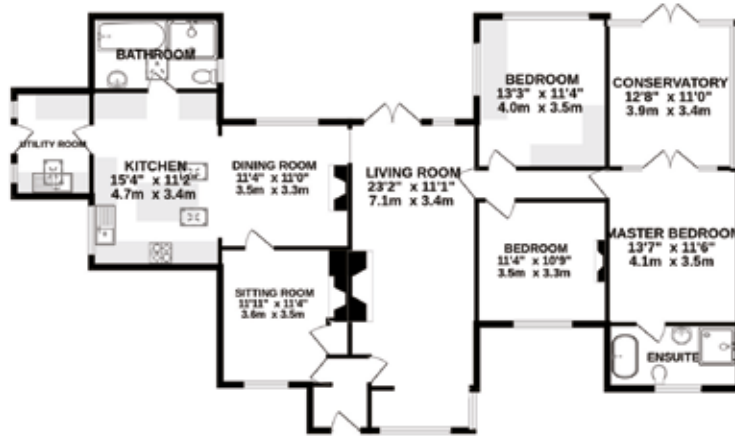


# EAST LODGE

GROUND FLOOR  
1506 sq.ft. (139.9 sq.m.) approx.

GARAGE  
287 sq.ft. (26.6 sq.m.) approx.

GARDEN OFFICE  
120 sq.ft. (11.1 sq.m.) approx.



TOTAL FLOOR AREA : 1913 sq.ft. (177.7 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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