



North Lodge  
Cambridge Road | Thundridge | Ware | Hertfordshire | SG12 0SD











# STEP INSIDE

## North Lodge

This distinctive detached Victorian Lodge house offers generous accommodation full of charm and character that has in recent years been completely modernised, extended and improved to provide a wonderful family home. Found at the entrance to the prestigious Hanbury Manor Golf and Country Club Hotel, North Lodge enjoys large gardens with the plot of approximately half an acre.

The entrance hall is welcoming and a good size with engineered Oak flooring and stairs leading up to the first floor. Off the hallway are the three reception rooms. At the front of the property is a comfortable living room with fireplace and bay window. The study/Playroom is another cosy room with fireplace and window to the front aspect. At the far end of the hallway, one finds the sitting room. A lovely bright double aspect room with French doors to the garden and window to the front. Engineered Oak flooring flows through to the large family sized kitchen/dining room. A most impressive room and a great place to entertain family and friends with a contemporary style wood burning stove at one end in the dining area. The kitchen is beautifully and extensively fitted with a range of units set under granite marble style worktops with a large island incorporating a breakfast bar. Windows and French doors open out onto the garden and a door leads into the utility room that is also well fitted with a door to the garden and also a luxuriously appointed cloaks/shower room. Upstairs one finds four double bedrooms, the principal one of which has a lovely en suite shower room. Also off the spacious landing is a well-appointed family bathroom.























# STEP OUTSIDE

## North Lodge

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North Lodge sits in a prominent position in a large mature plot that approaches half an acre. There is a driveway with parking for several cars and a double garage. To the rear of the house is a patio with lawn beyond and numerous shrubs and mature trees.







# LOCATION

## North Lodge

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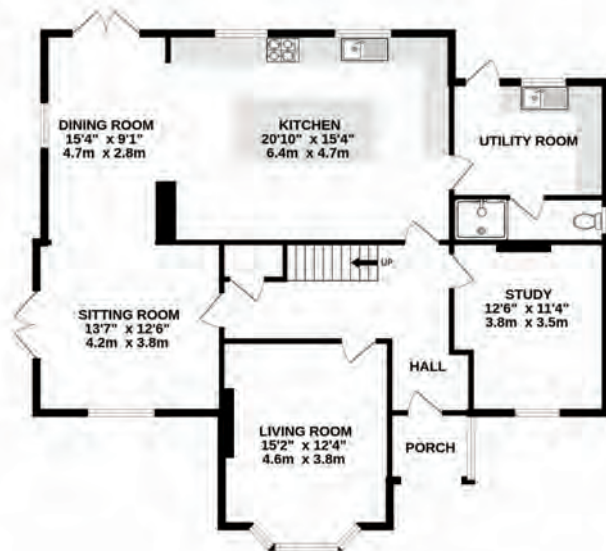
Situated within easy reach of the A10 (Cambridge Road) and the pretty market town of Ware, North Lodge is extremely well placed for those looking for a home on the fringe of Thundridge village yet perfect for the commuter with Ware station (Liverpool Street) just a couple of miles away. The A10 provides easy access to the M25 and subsequently the M11 and A1(m) are all within easy reach. Stanstead and Luton airports are approximately 45 minutes' drive. Hanbury Manor itself is a golfer's paradise and also provides a first class luxurious leisure complex for the use of its members and guests.





## NORTH LODGE

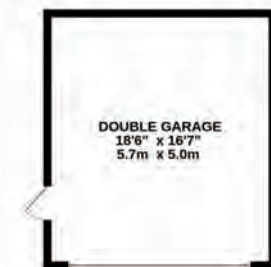
GROUND FLOOR  
1263 sq.ft. (117.3 sq.m.) approx.



1ST FLOOR  
932 sq.ft. (86.6 sq.m.) approx.



GARAGE  
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 2502 sq.ft. (232.4 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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