



Orchard Cottage
Wood End | Ardeley | Stevenage | Hertfordshire | SG2 7AZ

Orchard Cottage is a quaint and truly enchanting grade 2 listed detached thatch cottage set in delightful grounds tucked away in the rural East Hertfordshire hamlet of Wood End. With total accommodation approaching 2400 square feet, Orchard Cottage is a quintessential 4-bedroom 2-bathroom detached thatch cottage full of original beams and timbers originally dating back to the 17th Century when it was formerly 3 cottages.

Step inside

A delightful chocolate box cottage, warm and inviting with entrance into the home either via the study or the kitchen, whatever suits. The kitchen is a superb size, measuring 33'4 x 12'6 with front and rear aspect views, original brick flooring, plenty of space of a large dining table to entertain from and a standout AGA prominently set within the glorious inglenook fireplace. The kitchen is further complimented with an array of exposed beams and timbers. The lounge is light, bright and airy with the open inglenook fireplace with its pretty brick surround, again this room enjoys both front and rear aspect views and exposed beams and timbers which all add to character of Orchard Cottage. Moving into the study, a truly versatile room which could be used as a formal entrance hallway or as a traditional study, it provides access to the first floor via the second stair case, along with access back into the lounge, to the ground floor shower room & WC and also directly leads to the rear garden. Moving upstairs there are four bedrooms, three of which are good doubles and a large four piece family bathroom which consists of a separate shower and roll top bath.













Step Outside

Orchard Cottage is positioned perfectly within its own grounds which are just over $\frac{3}{4}$ of an acre, there is plenty of parking to the front and easy access to the garage. The rear garden/grounds are quite something, mature trees around the boundary to the rear tip with the internal grounds being allowed to flourish wildly but beautifully. Trimmed paths allow access down to the detached barn which again is a fine example of how characterful and charming 'Orchard Cottage' is, the perfect set up to work from home when needed with the hassle and bussle accessed with ease via Stevenage's quick trains to London.

Location

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

Services

Mains water and electricity.

Private drainage via sewerage treatment plant

Oil fired central heating.

Wood burners in detached barn/home office







ORCHARD COTTAGE

GROUND FLOOR
623 sq.ft. (57.4 sq.m.) approx.



1ST FLOOR
649 sq.ft. (78.1 sq.m.) approx.



GARDEN STUDIO
230 sq.ft. (21.3 sq.m.) approx.



OUTBUILDINGS
418 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 2398 sq.ft. (222.8 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.

F&C
fineandcountry.com™

EPC Exempt
Council Tax Band: G
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright ©2025 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 10880001 Registered Office: The Elms, Aspenden, Buntingford, Hertfordshire, England, SG9 9PG. Printed 09.05.2025



Fine & Country Ware, Hertford and Welwyn
Office 1, 21 Baldock Street, Ware, Hertfordshire SG12 9DH
01920 443898 | 07752 001887 | sara.poulton@fineandcountry.com

