



Cocks Lodge  
Sandon | Nr Buntingford | Hertfordshire | SG9 0RF

# COCKS LODGE















# STEP INSIDE

A fine detached Victorian home in a beautiful semi rural setting that stands in just over 14 acres of gardens, paddocks and woodland with wonderful far reaching views over surrounding countryside.

Cocks Lodge offers so much potential for those seeking a home to put their own mark upon. Formerly two farm workers cottages that were combined and extended some years ago to provide well proportioned accommodation approaching 2000 sq' with five generous bedrooms, a bathroom, two shower rooms and four reception rooms. In addition, there is a double garage and outbuildings.

The property has clearly been greatly loved and cared for and has been in the same family ownership since 1938. Today, Cocks Lodge offers a perfect opportunity for those seeking a semi rural lifestyle yet, without feeling isolated. The house sits amidst rolling countryside, on the edge of Sandon village with the A10 (Cambridge Road) being about 2.5 mile away.

Sitting in just over 14 acres the grounds are presently divided into distinct areas with around 4 or 5 acres of paddocks and gardens and the balance being beautiful ancient woodland surrounded by farmland and backing onto protected countryside. This is a perfect spot to forget about the pressures of life. The woodland is a haven to much wildlife with deer, badgers, foxes and a wide variety of birds that enjoy it. The gardens are also a joy with many mature shrubs, trees and a natural pond. There are two fenced paddocks, a double garage and useful outbuildings.

The accommodation has been well cared for over the years but now does require some updating. Throughout there are numerous lovely character features reflecting the original Victorian era the house was built in. The living room is a good size with woodburning stove at one end of the room and a feature red brick fireplace (not open) at the other. This is a lovely room with door and windows opening onto the garden. The dining room and study are also at the rear, in the Victorian part of the house, and enjoy original features and offer such a lovely cosy feel. To the front of the house one finds the entrance lobby that leads into a generous hallway. There is a playroom/family room, a cloaks/shower room off the hallway, together with the kitchen and a utility/boot room. Upstairs one finds a spacious landing with five double bedrooms, a bathroom and a separate shower room.



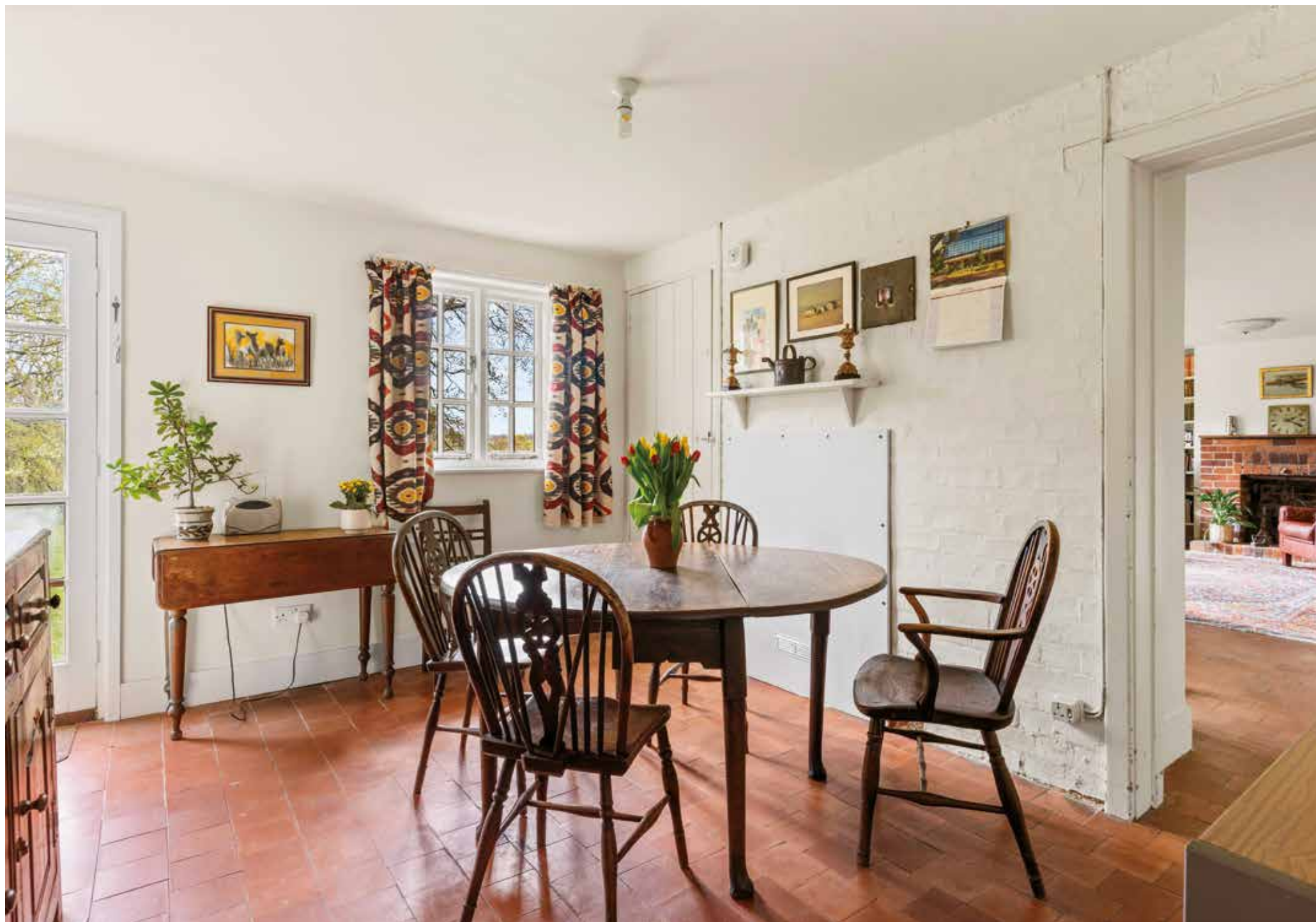




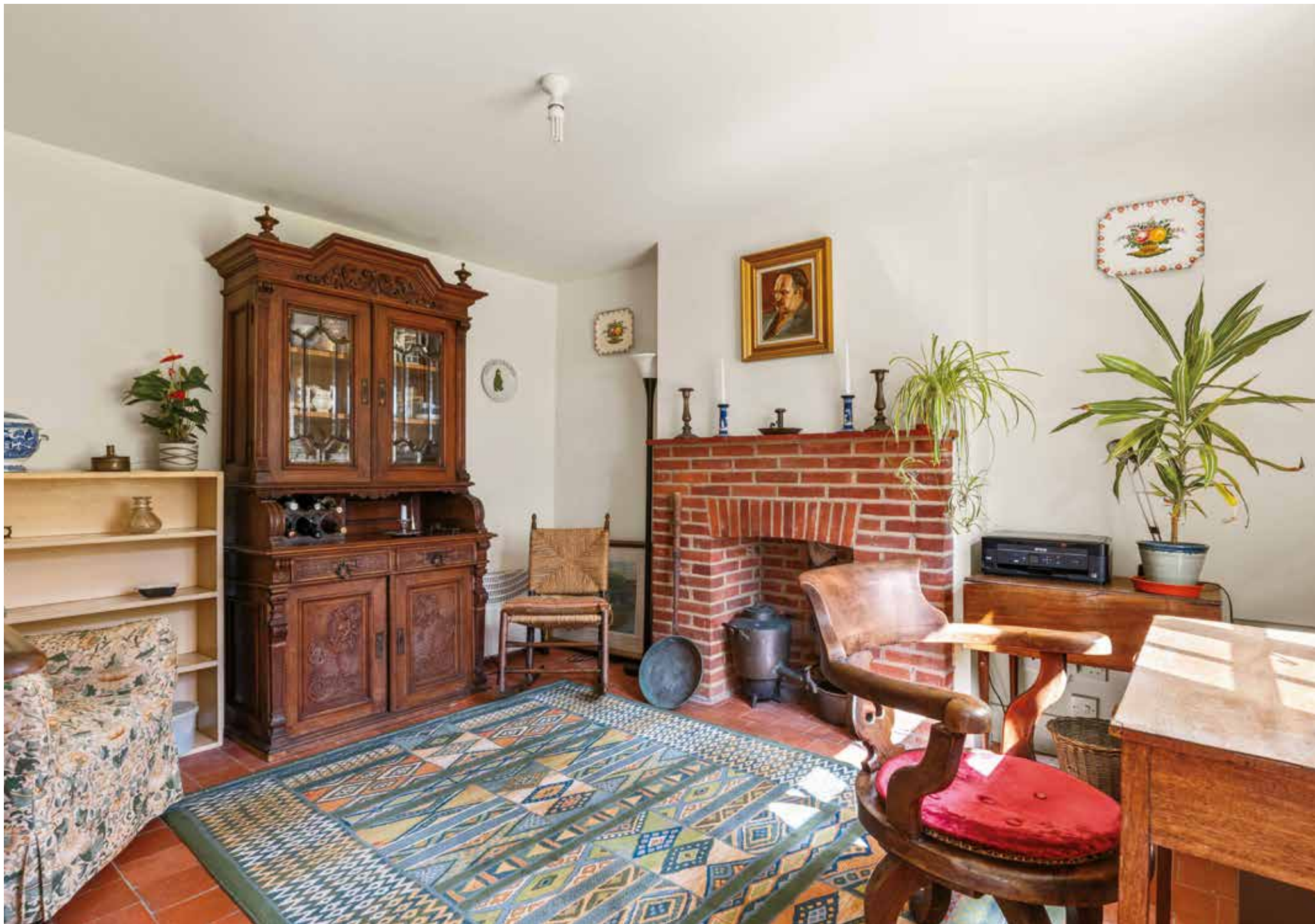




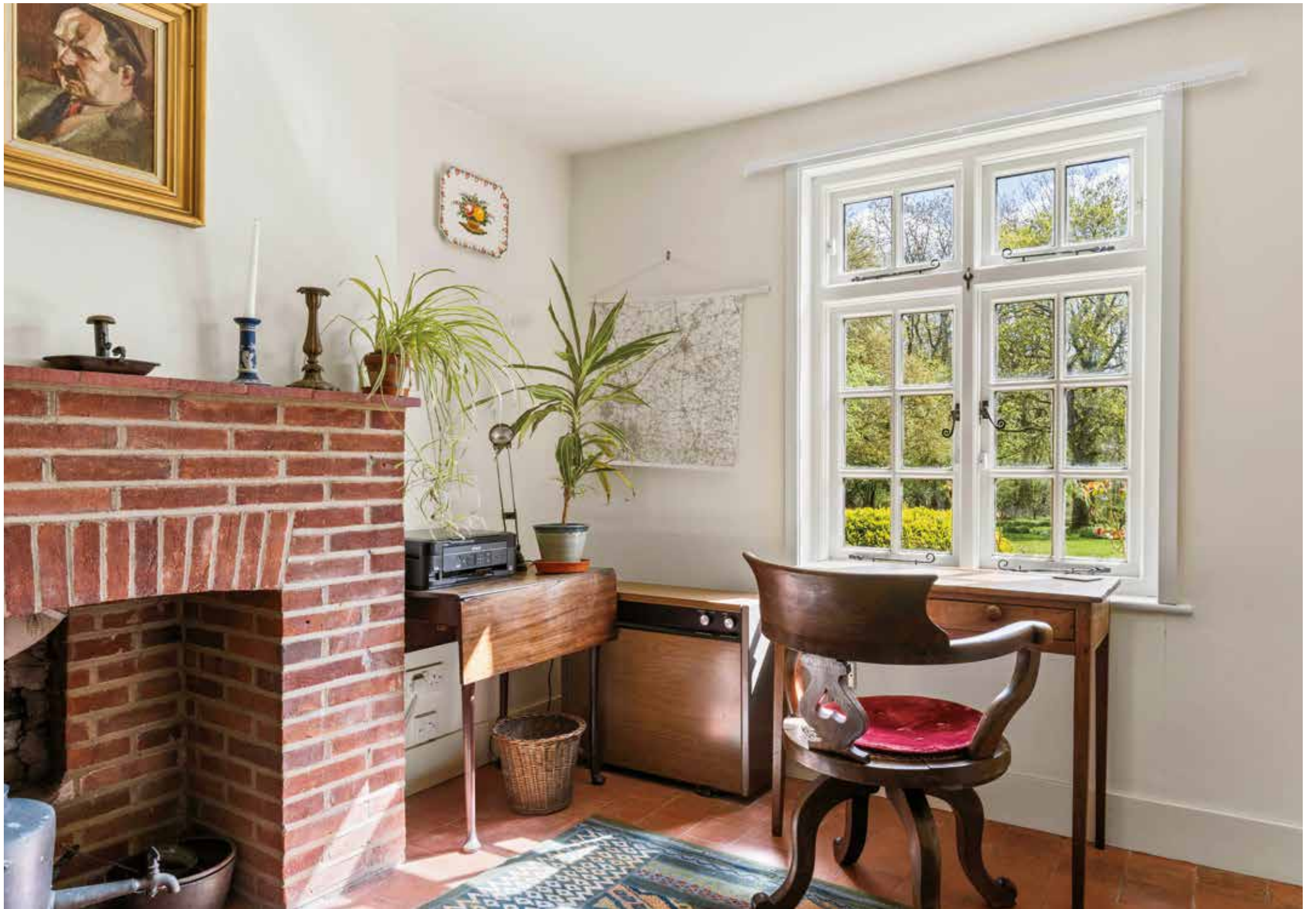




















































### **Location**

The property is perfectly placed for those seeking a semi rural lifestyle yet still wish to be within easy reach of nearby towns and stations. The village of Sandon has a thriving community including Sandon JMI school, village hall and All Saints church with the pretty market town of Buntingford just over 5 miles away with numerous shops, restaurants, coffee shops and pubs complimented by two supermarkets.

For the commuter Ashwell Station is about 4 miles away and connects to London St Pancras in just under an hour and Cambridge in 20 minutes. The larger market towns of Royston and Baldock are approximately 6 or 7 miles away offering more extensive amenities and mainline stations on Thameslink and with fast trains to Kings Cross/St Pancras. The A10 and A1(M) are both easily accessible providing connections to the M25. Education in the area is well catered for with a wide variety of both state and private schools.

As one would expect there are footpaths and bridleways on one's doorstep and numerous recreational and sports amenities found in the surrounding area.

### **General Information**

Local Authority: North Hertfordshire DC. Council Tax Band: G

Mains water and electricity are connected.

Private drainage.

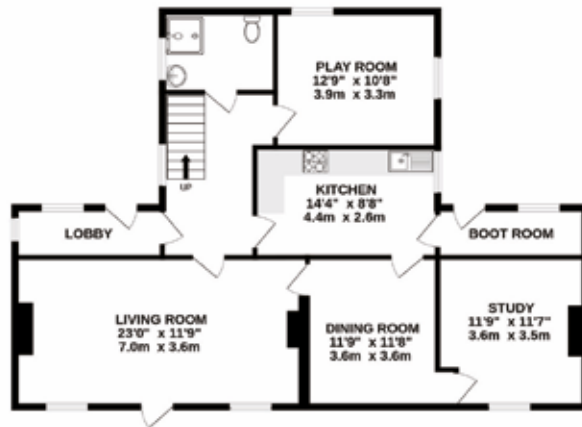
Please note that public footpaths do run through part of the grounds.

EPC Rating: E

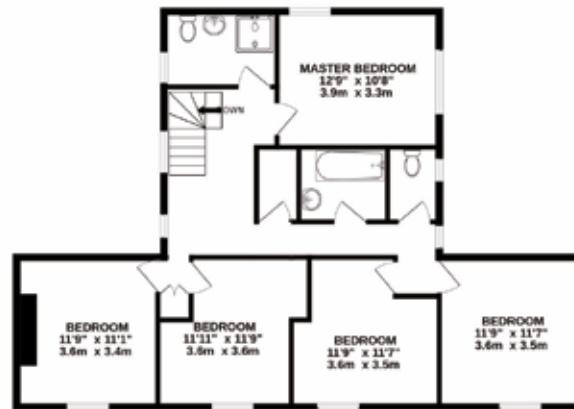


# COCKS LODGE

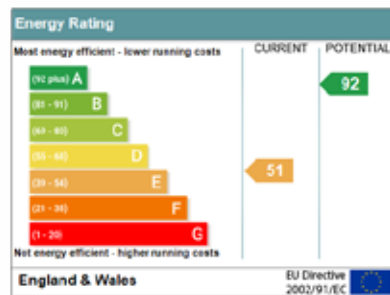
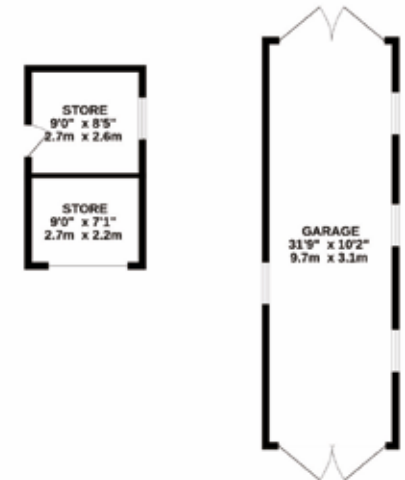
GROUND FLOOR  
1032 sq.ft. (95.9 sq.m.) approx.



1ST FLOOR  
935 sq.ft. (86.9 sq.m.) approx.



OUTBUILDINGS  
463 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA: 2431 sq.ft. (225.8 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.



Council Tax Band: H  
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. Printed









# FINE & COUNTRY

---

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)



*follow Fine & Country Ware on*



Fine & Country Ware  
Hertford & Welwyn, 21 Baldock Street, Ware, Hertfordshire, SG12 9DH  
01920 443898 | 07966 633549 | [stephen.ensum@fineandcountry.com](mailto:stephen.ensum@fineandcountry.com)

