



WOODLANDS

Wellpond Green, Standon, Hertfordshire



AN ELEGANT COUNTRY RESIDENCE WITH FANTASTIC LEISURE FACILITIES

This exceptional property has been thoughtfully designed and maintained to the highest standards, offering modern luxury across three floors and a leisure complex all set within approximately 5.15 acres of private grounds with mature trees

			EPC	
6	7	6	C	
				

Local Authority: East Hertfordshire District Council
Council Tax Band: H
EPC rating: C
Services: Mains and bore hole water, private drainage, oil fired central heating
Tenure: Freehold
<https://what3words.com/earmarked.coining.cards>



SITUATION

The popular and well-located village of Much Hadham provides local amenities such as a village store, post office, pub, primary school, doctor's surgery, and garage whilst more comprehensive facilities are available in Ware 9.5 miles, Hertford 12.8 miles or Bishop's Stortford 5 miles.

There are several golf courses in the area, including Ash Valley, Bishop's Stortford, East Herts and Hanbury Manor.

A broad selection of schools in the area include St Andrews Primary, Much Hadham, Widford JMI School, St Edmunds College, Bishop's Stortford College, Duncombe School, Heath Mount School, St Joseph's in the Park and Haileybury College.

Bishop's Stortford 5 miles – London Liverpool Street from 38 mins

M11 Junction 8 7.8 miles

Stansted Airport 10 miles

Central London 40 miles

Stansted Airport 10 miles



WOODLANDS

As you enter Woodlands the large and welcoming entrance hall sets the tone for the quality and scale found throughout the house. The ground floor is laid with luxurious marble flooring and benefits from underfloor heating and full air conditioning. A well-proportioned and light-filled reception room offers a welcoming space, and from the reception hall there is an inviting informal drawing room and bar area, that seamlessly flows into the kitchen, creating a vibrant and sociable living space.

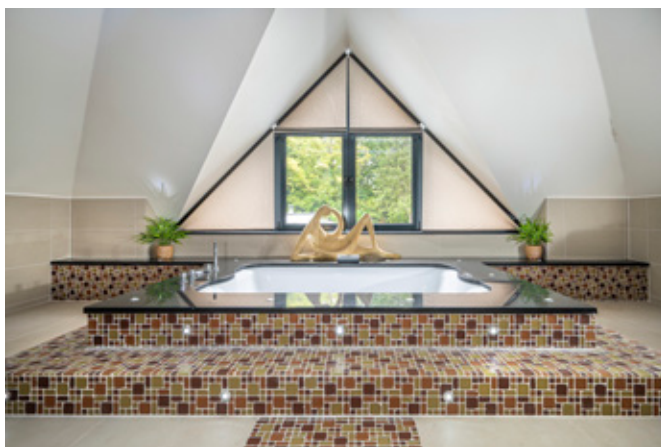
The kitchen / breakfast room, installed in 2024, is a true centrepiece of the home, featuring bespoke cabinetry by Smallbone. It includes two islands and is equipped with top-tier appliances including a Wolf oven, Gaggenau oven, warming drawer, Gaggenau microwave, large fridge, two dishwashers, and a dedicated wine fridge. A coffee station and a temperature controlled walk-in larder complete this exceptional culinary space.

The adjoining dining room is perfect for more formal occasions, and flows into the main drawing room which serves as both an elegant entertaining space and a home cinema. Conveniently located behind this room is a WC, storeroom and a well equipped boot room and utility room.

The leisure complex is one of the home’s most impressive features. It includes a stylish bar area with a wine fridge and comfortable seating, a large, heated swimming pool, a hot tub, fully equipped gym, and sauna with adjoining shower. There are two changing rooms, one of which leads into a private guest suite comprising a bedroom, living room, and a separate spacious office, ideal for extended family or longer-term guests.

Upstairs, the principal bedroom suite overlooks the grounds and features a generous dressing room and a luxurious en-suite bathroom complete with a walk-in shower and Jacuzzi bath. There are a further four en-suite bedrooms on the first and second floors.





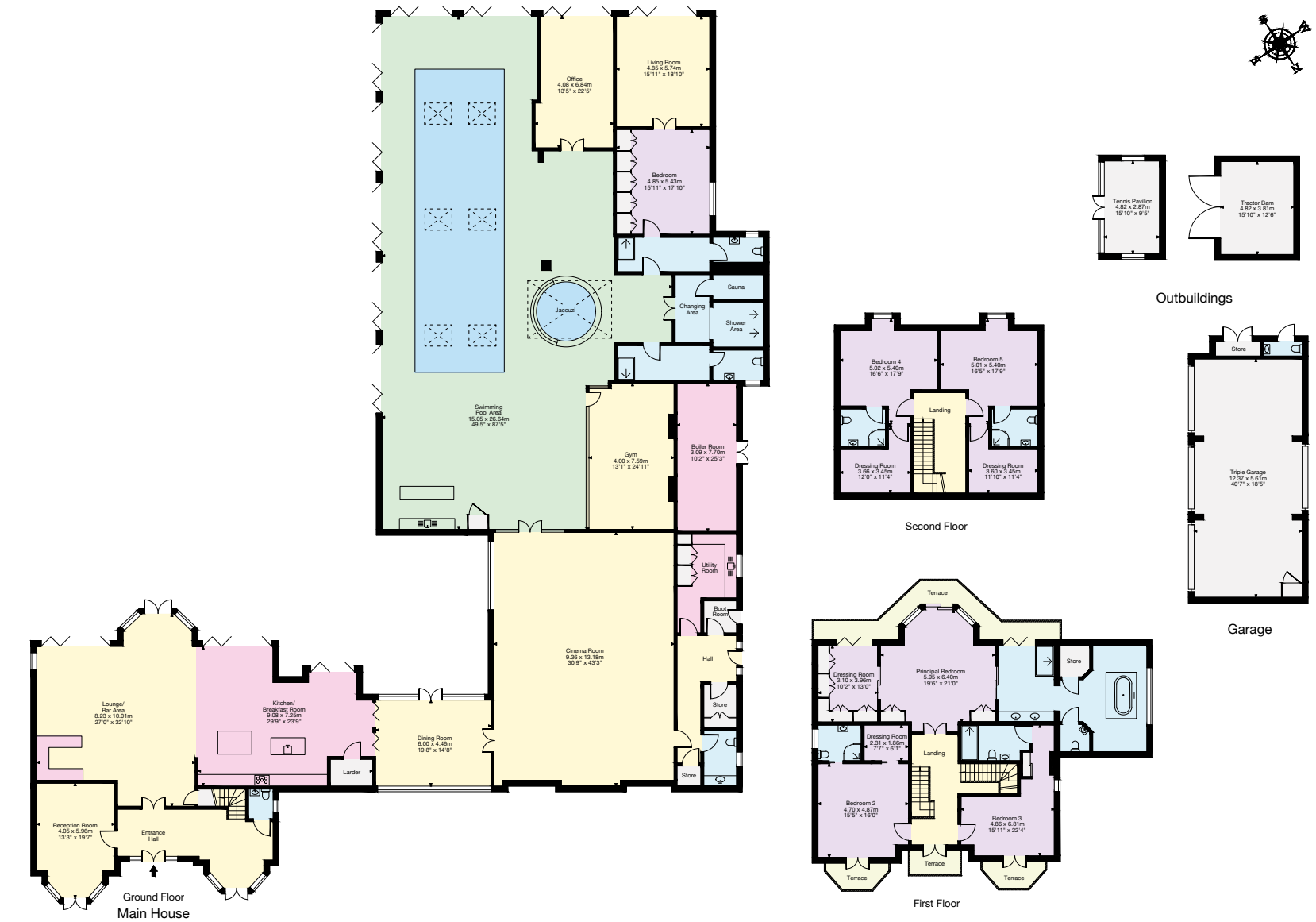


GARDENS AND GROUNDS

The beautifully maintained grounds feature a large garage, garden store, a fully screened tennis court with its own pavilion, and expansive lawned areas bordered by mature trees, creating both privacy and tranquillity.







Main House = 1,109 sq m / 11,937 sq ft
Garage = 69 sq m / 742 sq ft
Outbuildings = 35 sq m / 376 sq ft
Total Area = 1,213 sq m / 13,055 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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