

# Alexander Bond & Company

Estate Agents | Property Management



Eiling Lodge, Drivers End Lane, Codicote, SG4 8TP

Guide Price £1,350,000



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# Eiling Lodge Drivers End Lane

Codicote, SG4 8TP

- Desirable Location
- Plenty of Charm and Character
- Four Large Bedrooms
- Large Reception Rooms
- Close to Facilities
- Large Detached Residence
- Approximately One Acre Plot
- Separate Detached Annex
- Heated Outdoor Swimming Pool
- Plenty of Scope for Further Development

Alexander Bond and Co are pleased to present the Freehold of this enchanting and spacious four-bedroom detached character residence situated in the Codicote region of Hertfordshire. Positioned on an impressive plot of around one acre, the property provides numerous development possibilities within both the main house and the separate annex and outbuildings.

The current layout on the ground floor comprises an entrance hall, cloakroom, three generously sized reception rooms, a kitchen/breakfast room, utility room, and an office. Upstairs, there are four well-proportioned bedrooms, two of which have en-suite facilities.

Within the grounds, there is a detached annex featuring self-contained accommodation with a spacious open-plan lounge/dining room, kitchen, and a shower room. Additionally, there is a garage and workshop, as well as a heated swimming pool accompanied by a summer house.

Eiling Lodge is positioned on the outskirts of Codicote village, just a short drive from Knebworth train station and the A1. The village boasts a diverse range of amenities, including shops, a post office, a chemist, pubs, and a highly esteemed village school. In close proximity, a vibrant community centre, sports grounds, and tennis courts provide recreational options. The property is surrounded by picturesque countryside, with the grounds of Knebworth House also in the vicinity. Welwyn Garden City is conveniently nearby, offering extensive amenities such as John Lewis, Waitrose, the Howard Shopping Centre, and a mainline rail station (approximately 25 minutes to London Kings Cross).



## ENTRANCE HALL

Access via hardwood front door, double glazed window to side, radiator, wall light point.

## CLOAKROOM

Low level WC, hand wash basin, laminate wood flooring, opaque double glazed window.

## FAMILY ROOM

17'1" x 13'3" (5.21m" x 4.04m" )  
Double glazed bay window to side, double glazed window, feature open fireplace, glazed double doors opening to dining room and glazed double doors opening into living room.

## DINING ROOM

14'8" x 13'3" (4.47m" x 4.04m" )  
Double glazed window, two wall light points, radiator, feature fireplace.

## INNER HALL

Stairs off to first floor, built in cupboard.

## LIVING ROOM

32'1" x 13'8" (9.78m" x 4.17m" )  
Double glazed bay window to side, feature fitted fireplace with mantle and raised hearth, ceiling panelling, dado rail, picture rail, three wall light points.

## OFFICE

Ceramic tiled floor, double radiator, 19'11" x 6'6" (6.07m" x 1.98m" )

## KITCHEN

11' x 10'10" (3.35m x 3.30m" )  
Double glazed window to rear, work top surfaces, inset sink unit with mixer tap, built in propane gas hob, extractor hood, plumbing for a dishwasher, part tiled walls, ceramic tiled floor,

## BREAKFAST ROOM

Double glazed window, ceramic tiled floor, radiator. 11' x 10'10" (3.35m x 3.30m" )

## UTILITY ROOM

Window to side, plumbing for a washing machine. 7'7" x 7'1" (2.31m" x 2.16m" )

## STAIRS & LANDING

Roof window

## BEDROOM FOUR

11'2" x 11' (3.40m" x 3.35m" )  
Double glazed window to front, built in airing cupboard housing lagged hot water tank, radiator, vanity unit with a hand wash basin. loft hatch, ensuite shower and WC.



**FURTHER LANDING AREA**

Built in airing cupboard with slatted shelving, loft hatch.

**BEDROOM THREE**

14'10" x 13'9" (4.52m" x 4.19m" )

Double glazed window , double radiator, door to ensuite.

**BEDROOM TWO**

16'11 x 13'9" (5.16m x 4.19m")

Double glazed bay window , double radiator, ceiling with panelling. door to ensuite.

**ENSUITE SHOWER ROOM**

Opaque double glazed window, large pedestal hand wash basin, low level WC, radiator, fitted shower cubicle, part tiled walls.

**BEDROOM ONE**

29'6" x 13'3" (8.99m" x 4.04m")

Dual aspect double glazed windows, two double radiators, ornate fireplace.

**ENSUITE BATHROOM**

Fitted corner bath with jacuzzi and antique style mixer tap, low level WC, pedestal hand wash basin with mixer tap, fitted shower cubicle , vinyl flooring, part tiled walls,

**ANNEX/HOME OFFICE**

**LOUNGE/ DINING ROOM**

Open plan area with exposed timber beams, double glazed windows, solid wood flooring,

**KITCHEN**

Granite effect work top surfaces, circular inset sink unit with mixer tap, utility space for a fridge/ freezer, ceramic tiled floor, double glazed window.

**SHOWER ROOM**

Corner shower cubicle low level WC, hand wash basin, corner shower cubicle, ceramic tiled floor.

**OUTBUILDING**

Brick built with power and loft- Could be used as a workshop or studio -

**EXTERIOR**

Large private grounds of approximately one acre with mature gardens, established trees and surrounded by beautiful countryside. There is a heated outdoor swimming pool, extensive patio area, plenty of private parking for numerous cars, summer house, a large annex/ home office with further development opportunities. There is also a garage and brick built workshop.

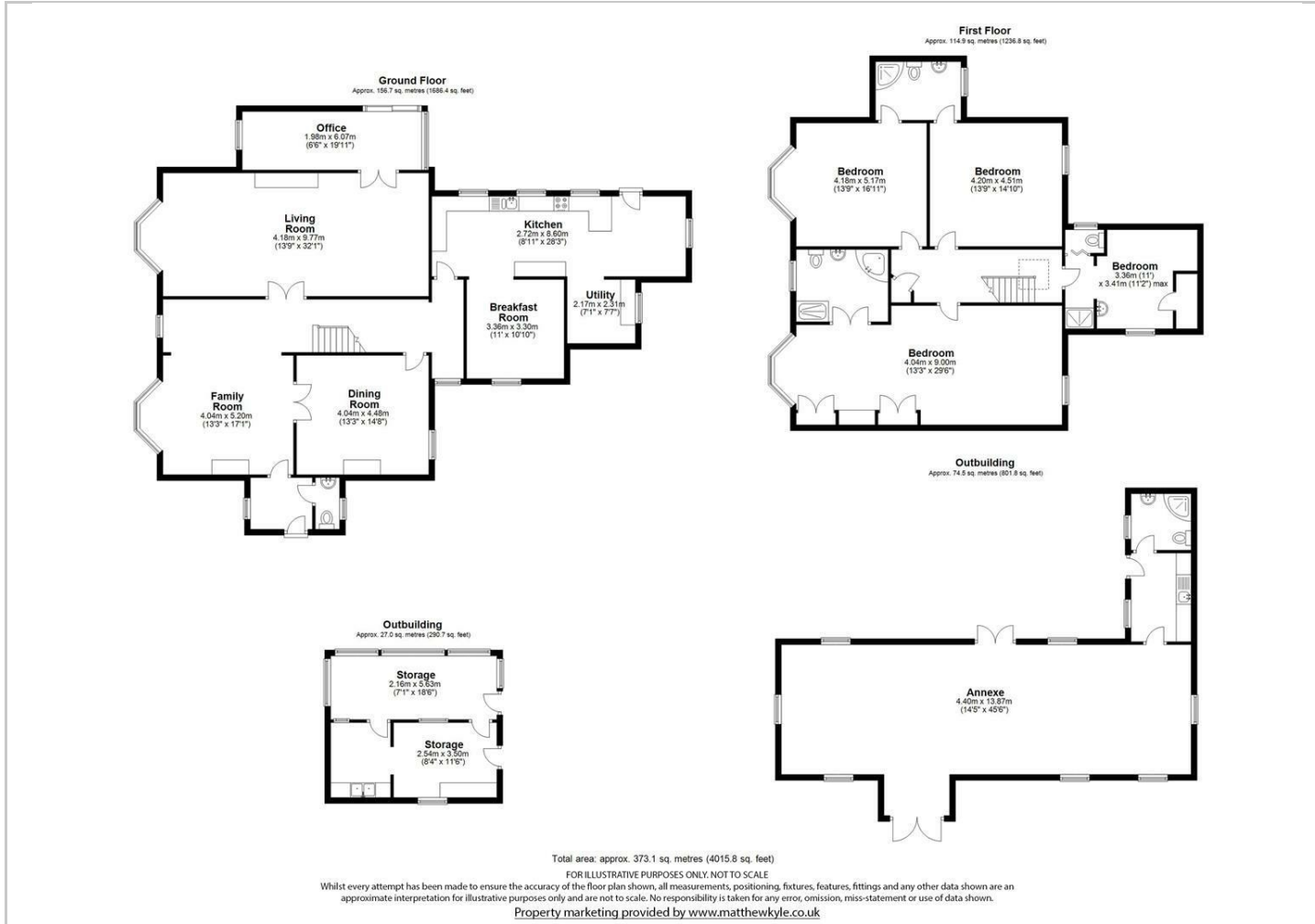
**Directions**

Codicote is situated approximately 7 miles South of Hitchin and about 5 miles Northeast of Welwyn Garden City. It is within close proximity to major transport routes, including the A1(M) motorway and East Coast Main Train Line enabling access to London Kings Cross in around 25/35 minutes.





## Floor Plans



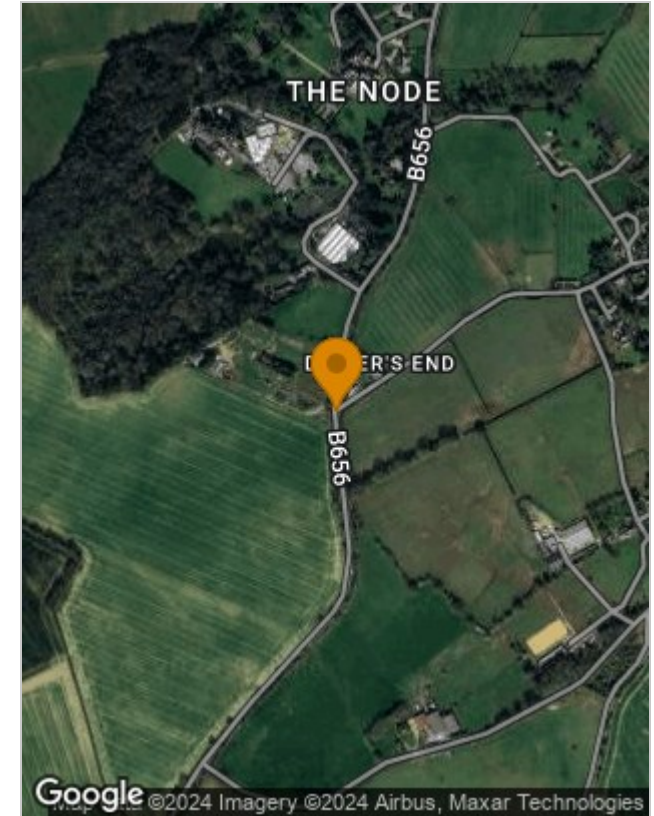
## Viewing

Please contact our Alexander Bond & Co Office on 01438 811511 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

