



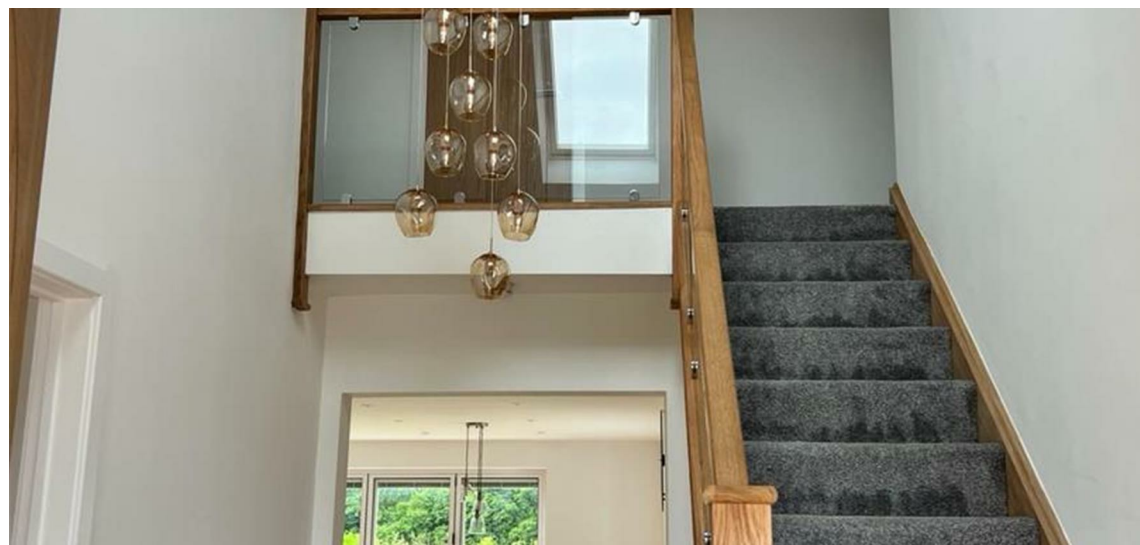
ASHTREE LODGE, MOOR GREEN, SG2 7AT

PRESTIGE & VILLAGE
UK's finest properties

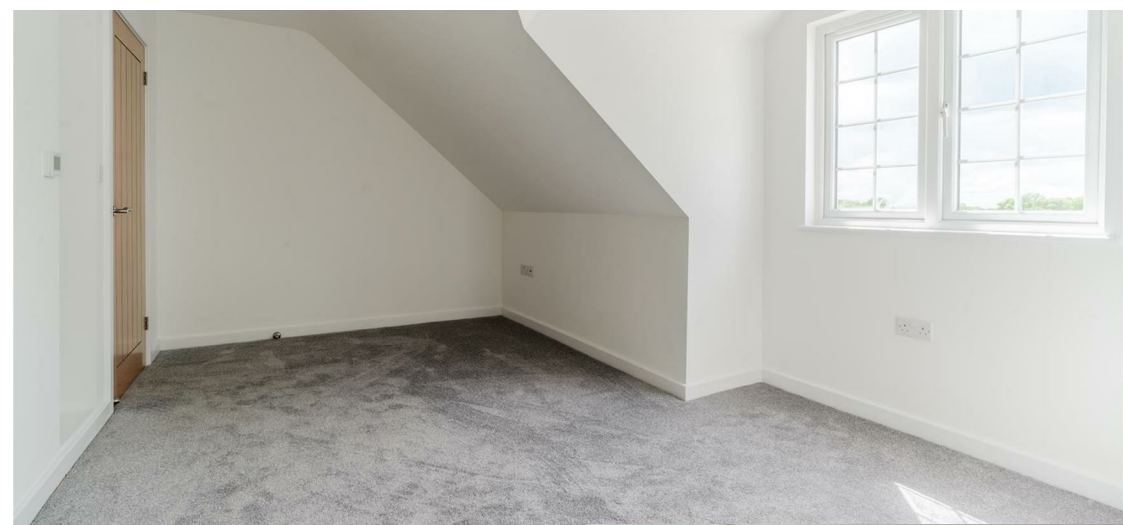


Prestige and Village are overjoyed to offer this Newly Refurbished EXECUTIVE Four Bedroom Country Home in a CHARMING Location within the Hamlet of Moor Green sitting on a 1/3 ACRE which backs onto fields at rear which contain an ancient moat monument and fronts onto parish land, both of which are protected. Features include Remarkable Luxury SOLID WOOD 23ft Kitchen and Dining Area with Bifold Doors Opening to Garden and Landscape, 16ft Family Room, 2nd Lounge Area, Snug Area Leading to Study, Laundry/Boot Room, FOUR DOUBLE BEDROOMS including 15ft PRINCIPAL with ensuite a luxury Bathroom a futher ensuite all with Scavolini Italian units, Oak DOUBLE CAR PORT with Gravelled Driveway for Several Cars, NO ONWARD CHAIN, Viewing Strongly Suggested.





- Newly Refurbished Executive Four Bedroom Country Home
- Truly Charming Location in the Hamlet of Moor Green
- Positioned on a 1/3 acre plot which backs onto an Ancient moat monument and the front has views over parish land, both of which are protected
- Solid Wood 23ft Kitchen and Dining Area with Bifold Doors Opening to Garden and Landscape
- Family Room with Wood Burner
- Reception Room / Downstairs Bedroom
- Snug Area Leading to Study
- Four Double Bedrooms and 15ft Principal Bedroom
- Luxury Bathroom and Ensuities with Scavolini Units
- Double Car Port with Gravel Parking for Several Cars





DELIGHTFUL ENTRANCE HALL

7'10 x 13'1 (2.39m x 3.99m)
Underfloor heating throughout the downstairs, Solid Oak Archway Door with Glass Panel, Stairs to 1st Floor Landing, Solid Oak Stair Case with Glass Balustades.

DOWNSTAIRS W.C

W.C, Spot Lighting, Hand Basin with Tiled Splash Back.

FAMILY ROOM

16'2 x 13'3 (4.93m x 4.04m)
Solid Oak Flooring, Wood Burner with slate hearth, Down Lighters, 2 x Double Glazed Windows to Front Aspect.

COAT AND BOOT CUPBOARD

6'8 x 3'10 (2.03m x 1.17m)
Solid Oak Flooring.

RECEPTION ROOM

9'4 x 17'4 (2.84m x 5.28m)
Double Glazed Window to Front and Rear Aspect, Solid Oak Flooring.

SOLID LUXURY WOOD KITCHEN AND DINING AREA.

20'6 x 23'5 (6.25m x 7.14m)
Quartz Work Surfaces with Waterfall Island, 2 x Butler Sinks with Quooker Tap and Drainer, Under Unit LED lighting, Stirling Deluxe Range Cooker with Stoves Extractor, Draw Units, Built in Larder Fridge and Larder Freezer, built in pantry Wine rack and built in wine cooler, Solid Oak Flooring, Bifold Doors opening to Rear Garden, Stainless Steel Sockets and USB Ports, Breakfast Bar, Built in AEG Dishwasher, LED Spot Lighting, Smoke Alarm.

SNUG AREA

9'5 x 10'8 (2.87m x 3.25m)
Solid Oak Flooring, French Doors Opening to Garden.

DOWNSTAIRS OFFICE

9'3 x 6'7 (2.82m x 2.01m)
Double Glazed Window to Rear Aspect, Solid Oak Flooring.

UTILITY ROOM /BOOT ROOM

7'5 x 9'10 (2.26m x 3.00m)
Quartz Work Surfaces and Up Stands, Cupboards at Eye and Base Level, Plumbing for Dishwasher and Tumble Dryer, Oil Boiler.

LANDING

Underfloor heating throughout the upstairs, Carpeted, Spot Lighting, Large Cupboard with Mega Flow System, Smoke Alarm, Doors to all rooms.

BEDROOM FOUR

16'1 x 10'3
Double Glazed Window to Front Aspect, Carpeted, T.V Point, USB Port.

BEDROOM THREE

16'3 x 8'4 (4.95m x 2.54m)
Double Glazed Window to Front Aspect, Carpeted, T.V Point, USB Port.

BEDROOM TWO AND ENSUITE

13'8 x 10'8 (4.17m x 3.25m)
Carpeted, Double Glazed Window to Rear Aspect.

ENSUITE

5'9 x 6'6 (1.75m x 1.98m)
Fully tiled, heated towel rail, wall hung WC with touch buttons, shower cubicle with Aqualisa rainfall shower over and control panel, countertop basin, LED touch mirror, all with Grohe sanitary ware, tiled floor, extractor fan.

FAMILY LUXURY BATHROOM WITH SCAVOLINI UNITS

11'5 x 5'8 (3.48m x 1.73m)
Fully tiled, complete with freestanding bath and floor tap/shower, heated towel rail, wall hung WC with touch buttons, Scavolini vanity cupboards and shelf in unit, countertop basin, LED touch mirror, tiled floor, all with Grohe sanitary ware, extractor fan.

PRINCIPAL BEDROOM WITH FITTED SCAVOLINI WARDROBES

15'6 x 12'0 (4.72m x 3.66m)
Double Glazed Window to Rear and Side Aspect, Fitted Luxury Scavolini Wardrobes/Vanity Units, Bedside Down Lighters, T.V Point, USB Points.

PRINCIPAL ENSUITE WITH SCAVOLINI UNITS

6'9 x 6'2 (2.06m x 1.88m)
Double shower cubicle with Aqualisa rainfall shower over and control panel, extractor fan, heated towel rail, countertop basin, Velux window to side aspect, wall hung WC with touch buttons, LED touch mirror, all with Grohe sanitary ware

FRONT DRIVEWAY FOR SEVERAL CARS & OAK DOUBLE CAR P

Substantial Gravelled Driveway for Several Cars, Double Oak Car Port with Power and Lighting, Loft Area, Newly turfed front area with brick edging, double gates and post/rail fencing.

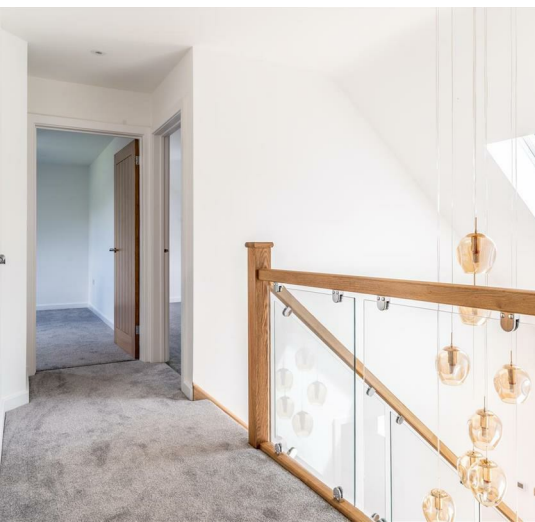
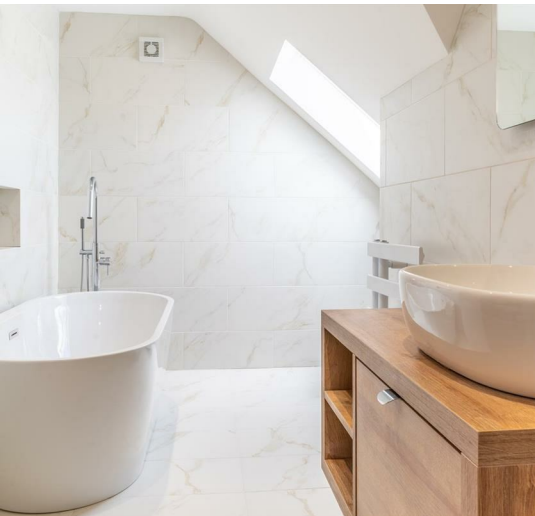
1/3 ACRE GARDEN AND PLOT

Laid to Lawn, Large Patio Area, Outside Tap and Lighting.

LOCAL INFORMATION

Moor Green is located 12 miles from Ware and 7.5 Miles from Stevenage and is a Delighted hamlet with a few properties surrounded by un-spoilt charming Countryside, this property backs onto an Ancient Moat and fronts onto Parish Protected land.

Just under a mile from the property is the village of Ardeley which has The Jolly Waggoner Country Pub serving hearty food and cask ales, and also the Church Farm Shop and Cafe, there is also the local Parish of St Lawrence.



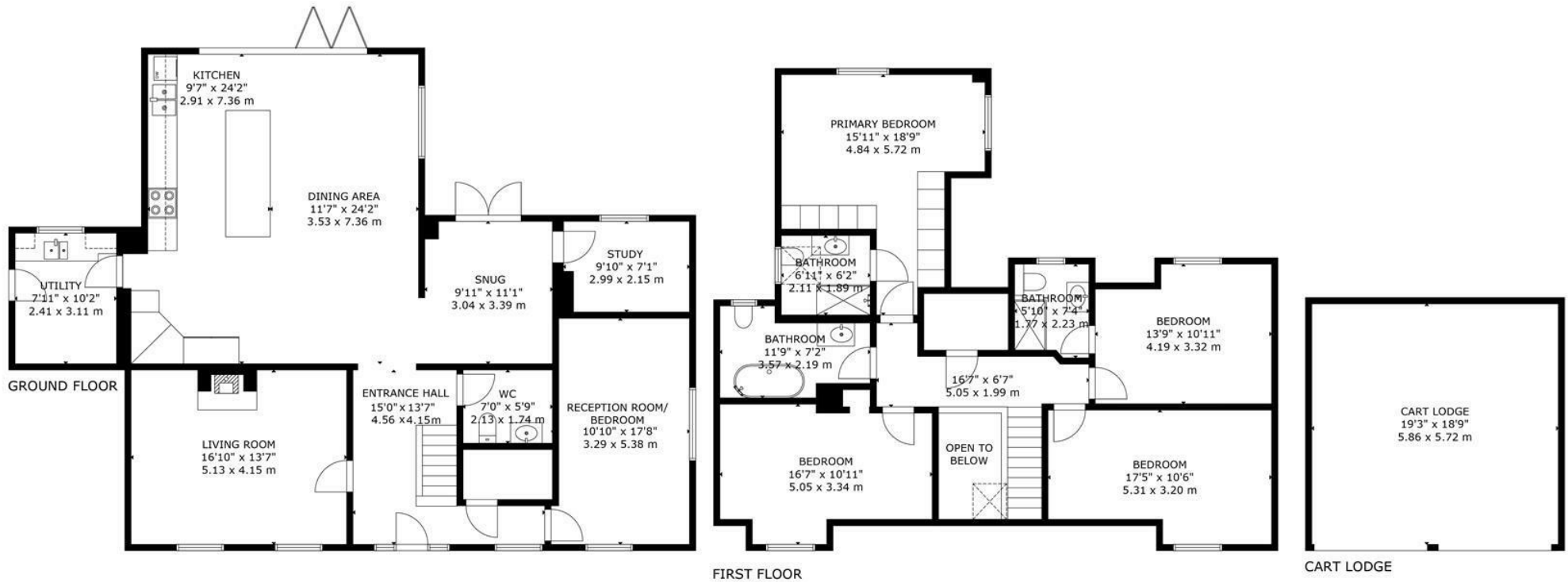


Band F

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Why energy efficient - lower running costs				Why environmentally friendly - lower CO ₂ emissions			
101-125	A			101-100	A		
81-100	B			110-150	B		
61-80	C			160-200	C		
41-60	D			210-250	D		
21-40	E			260-300	E		
1-20	F			310-350	F		
1-20	G			360-400	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

ASH TREE LODGE, ARDELEY

Total Approximate Internal Area: 230m sq/ 2483 sq ft (exc Cart Lodge)



EXCLUDED AREA: CART LODGE: 361 sq.ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Public Footpath
cross road
gate at
Cottered

Wood End
Gt Munden

Cromer
Walkern

Cottered

Defibrillator

Defibrillator

POST OFFICE



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