



1, Woodcock Lodge, Nr Hertford

SG13 8ND

Price Guide £1,500,000



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## 1 Woodcock Lodge, Epping Green, Nr Hertford, Herts, SG13 8ND

\*\*\*\*OFFERED CHAIN FREE\*\*\*\* Steven Oates are delighted to offer this beautifully presented five bedroom Grade II Listed property forming part of a prestigious development set within extensive landscaped grounds in excess of 8 acres. Arranged over two levels, there is an entrance hallway, two living rooms, study, dining room opening to the kitchen and ground floor cloakroom. On the first floor, there are five double bedrooms, the master bedroom of which has its own four piece suite bathroom, jack and jill shower room and additional en-suite to bedroom 5.

Set within approximately 8.28 acres the house has the benefit of a private and secluded garden, which extends to the side of the house. Within the garden is an existing studio which could be converted (STPP) to suit your own requirements.

Planning permission has been granted for a detached double garage. The drawing room and library open onto a south facing private patio with two formal rose beds and lawn lined by formal Yew hedges. The bluebell woods lead onto a sunken garden with formal walks and former tennis court.

Located in the pretty village of Epping Green, a hamlet of Little Berkhamsted, Woodcock Lodge lies in the heart of picturesque countryside. The village benefits from two public houses, a charming village shop/coffee shop, cricket pitch and children's playground. There is good connectivity to major road networks via the M1, A1, A10 and M25 and easy access to Luton and Stansted airports. It is conveniently positioned close to Hertford, Welwyn Garden City, and Cuffley, with a fast 20mins rail link into London Kings Cross via Potters Bar station.





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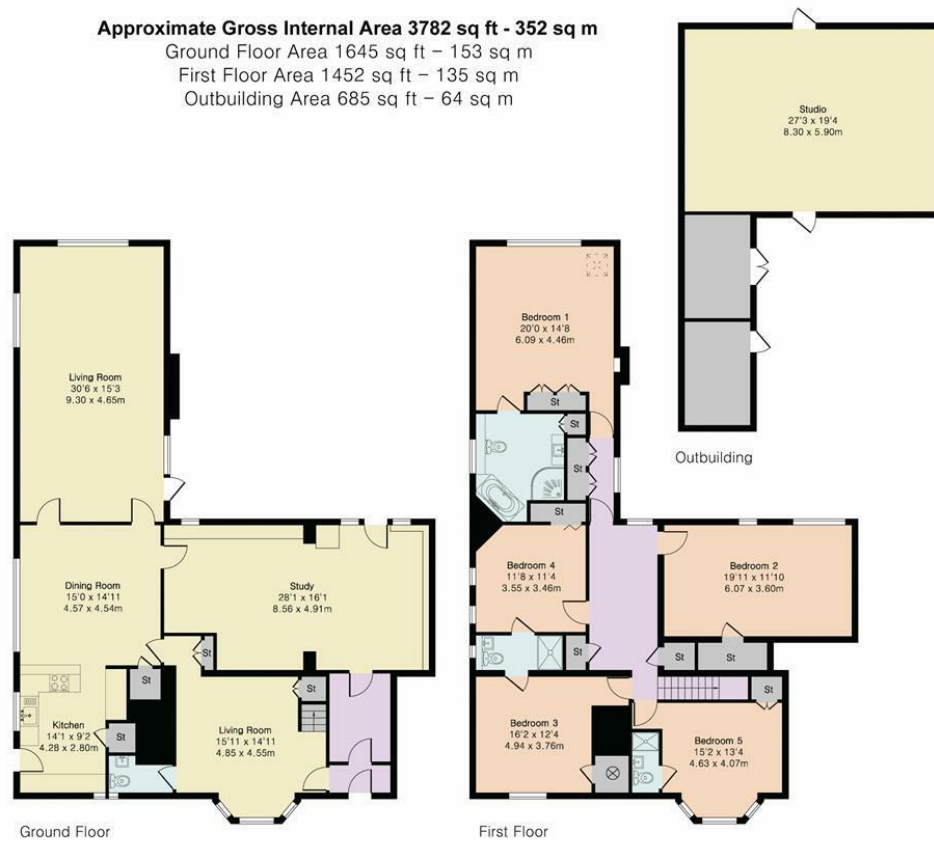


**Approximate Gross Internal Area 3782 sq ft - 352 sq m**

Ground Floor Area 1645 sq ft - 153 sq m

First Floor Area 1452 sq ft - 135 sq m

Outbuilding Area 685 sq ft - 64 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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