



PRESTIGE & VILLAGE

UK's finest properties

ORCHARD COTTAGE, SG2 7AZ



Prestige and Village are overjoyed to offer this CHARMING FOUR BEDROOM COUNTRY COTTAGE Dating Back to the 1660's in a SERENE Location within the Hamlet of WOOD END sitting on just shy of ONE ACRE backing onto fields at Rear and Side. Features include Country Style Kitchen/Diner with Aga, LOUNGE AREA with Period Fireplace, Hobby Room/2nd Reception Room, Downstairs Shower Room, FOUR SPACIOUS BEDROOMS with Family Bathroom, MESMERIZING WILD GARDEN Leading to a Remarkable Detached STUDIO/OFFICE with Wood Burner, Driveway for Several Cars With GARAGE and Outbuildings, Close Proximity to Hertford, Ware and Stevenage Offering Train Links to London, Viewing Strongly Suggested to appreciate this cottage.





- Charming Country Cottage Dating Back to 1660's
- Serene Location within the Hamlet of Wood End
- Sitting on Shy Of One Acre
- Country Style Kitchen and Dining Area with Aga
- Lounge Area with Period Fireplace
- Hobby Room/2nd Reception Room
- Downstairs Shower Room
- Four Spacious Bedrooms with Family Bathroom
- Mesmerizing Wild Garden Leading to a Remarkable Detached Studio/Office with Wood Burner
- Close Proximity to Hertford, Ware and Stevenage Offering Train Links to London







COUNTRY STYLE KITCHEN AND DINING AREA WITH AGA
30'0 x 11'5 (9.14m x 3.48m)

LOUNGE AREA WITH PERIOD FIREPLACE
25'0 x 11'8 (7.62m x 3.56m)

HOBBY ROOM/RECEPTION ROOM
9'1 x 11'9 (2.77m x 3.58m)

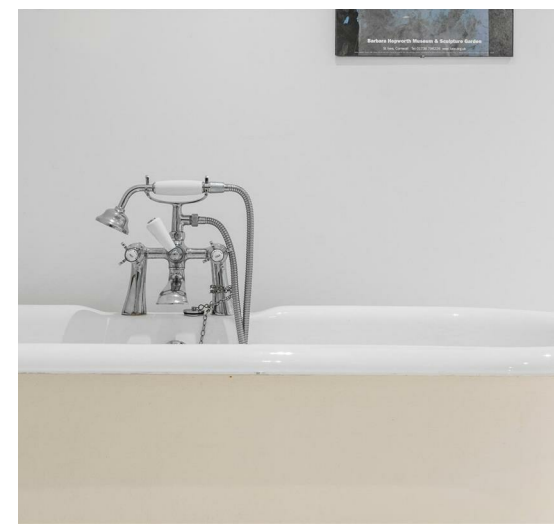
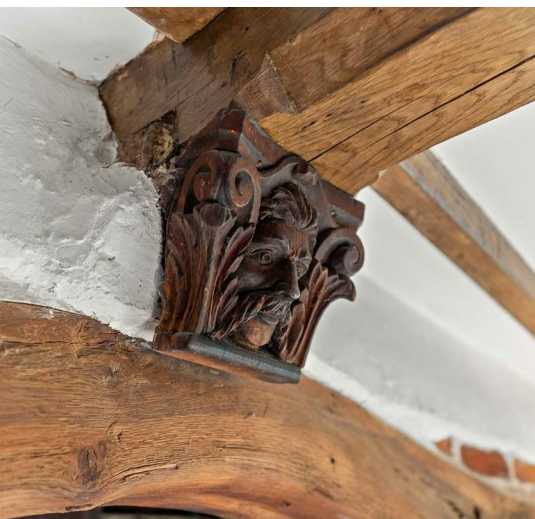
DOWNSTAIRS SHOWER ROOM

REAR LOBBY
2'6 x 2'9 (0.76m x 0.84m)

LANDING
6'8 x 2'8 (2.03m x 0.81m)

BEDROOM FOUR
6'11 x 8'6 (2.11m x 2.59m)

BEDROOM THREE
11'10 x 12'0 (3.61m x 3.66m)



BEDROOM TWO

10'3 x 12'0 (3.12m x 3.66m)

PRINCIPLE BEDROOM

11'9 x 12'1 (3.58m x 3.68m)

FAMILY BATHROOM

11'1 x 11'6 (3.38m x 3.51m)

REAR WILD GARDEN

WITH DETACHED

STUDIO/OFFICE

15'3 x 15'2 (4.65m x 4.62m)

GARAGE

10'6 x 17'11 (3.20m x 5.46m)

SERVICES TO THE

COTTAGE

Orchard Cottage is a Grade II Listed home dating from the 18th century.

Mains water and electricity.

Private drainage via sewerage treatment plant

Oil fired central heating.

Wood burners in detached studio/home office

LOCAL INFORMATION

Wood End is ideally located





between Ware, Hertford and Stevenage which offer excellent train links to Kings Cross and Liverpool Street ideal for commuters.

The hamlet is quietly tucked away but is within a close distance to the village of Ardeley which has a country pub (The Jolly Wagoner) there is also a farm shop and cafe located in Church Farm.

There are also some excellent schooling options with St Lawrence School and Heath Mount Private School.

Wood End is also ideally situated between the A1(M) and A10 providing good road links to Cambridge and London.



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Essex and Hertfordshire



Orchard Cottage originally constructed in the 18th century from two properties retains many features from it's construction including period fireplaces, exposed timber beams backing onto a joyful rear wild garden.

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Band G



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1726 ft²

160.5 m²

Reduced headroom

114 ft²

10.6 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.



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