



Oakmead Lodge
Cottered | Buntingford | Hertfordshire | SG9 9QZ



A beautifully presented multi-generational family home set within just under 10 acres of paddock and woodland. This main residence has five bedrooms and been completely refurbished and offers approximately 3145sq. ft of floor space to the main house and connects to a two storey one bedroom annexe which could be used to work from home or for family members. There is a separate two-bedroom Annexe, the bungalow, which has its own services and council tax band. There are various outbuildings, a triple garage and stable block, a total of 5337sq.ft. of floorspace. The property is set behind electric gates to the main house and offers a second side lane with electric iron gates which lead you to the annexe, garages and paddock and a large gate to the front of the paddock, ideal for a house box or large lorries. The main house has an air source heat pump, under floor heating, solar panels on the roof and a private water well, council tax band G, EPC rated B.

A beautiful oak framed porch welcomes you into the spacious open planned hallway and main living room. A spacious inviting space with underfloor heating throughout the ground floor and flagstone tiled flooring. A wooden staircase and complementary wooden double doors lead you into the heart of this home. A well-designed Howdens kitchen, with central island and breakfast area and a large dining area for when all the family gather. French doors lead out to the side patio and gardens, a lovely place to entertain in the summer months. There is also a cosy sitting room, ideal for the children to use as a play area and tv room. There is a

boot room to the rear of the house with a door leading out to a secure patio area and a modern shower room just off the boot room.

The first-floor landing is light and airy with two Velux windows which allow the light to flood in. There is a master bedroom with en suite shower room and four further bedrooms and a family bathroom.

There is a one-bedroom annexe attached to the current house with a private front and rear door with access to the secured patio for outside space. A modern open planned kitchen and living area or a great space to use as an office if working from home. There is a ground floor shower room and staircase leading up to a bedroom set within the eaves.

The bungalow, a two-bedroom annexe is approximately 982 sq. ft. of accommodation so ideal for family to reside within the grounds. There is an open plan living and dining area with feature brick fireplace, large conservatory, kitchen, separate utility room and cloakroom. The main bedroom has an ensuite bathroom, and the second bedroom is just opposite the cloakroom. The annexe has its own supply of energy and heating from the main house and shares the private water well. There is a separate EPC rating of band D and council tax to be confirmed.













Driving through the secure electric gates into the large front driveway which is secluded by high hedges for privacy you can park any cars. A private side garden with steps from the kitchen dining area down to the patio area leading round to the mainly laid lawn side and rear garden. There is also a secure patio to the rear of the boot room with cast iron gate, safe for the children and pets.

There are two large outbuildings, one currently used as a gym, a triple garage and stable with a large paddock. The paddock can be entered from a wide gate at the front or there is a side lane with a cast iron electric gate that offers access to the annexe, outbuildings, garages and stables and leads down the paddock and woodland. The total land area has been estimated at just under 10 acres in total.





Location

Set in one of the most sought-after Hertfordshire villages of Cottered, Buntingford and surrounded by lovely country walks, pubs and restaurants, with local amenities. There are many footpaths, and bridle paths for the equestrian enthusiasts.

This fabulous home is just over 4 miles from the village of Walkern, with pubs and of course Budgens for any last-minute essentials. Buntingford is 2.2 miles away, Baldock 6.6 miles, and Royston 8.7 miles.

The nearest train stations are Baldock, Stevenage and Royston.

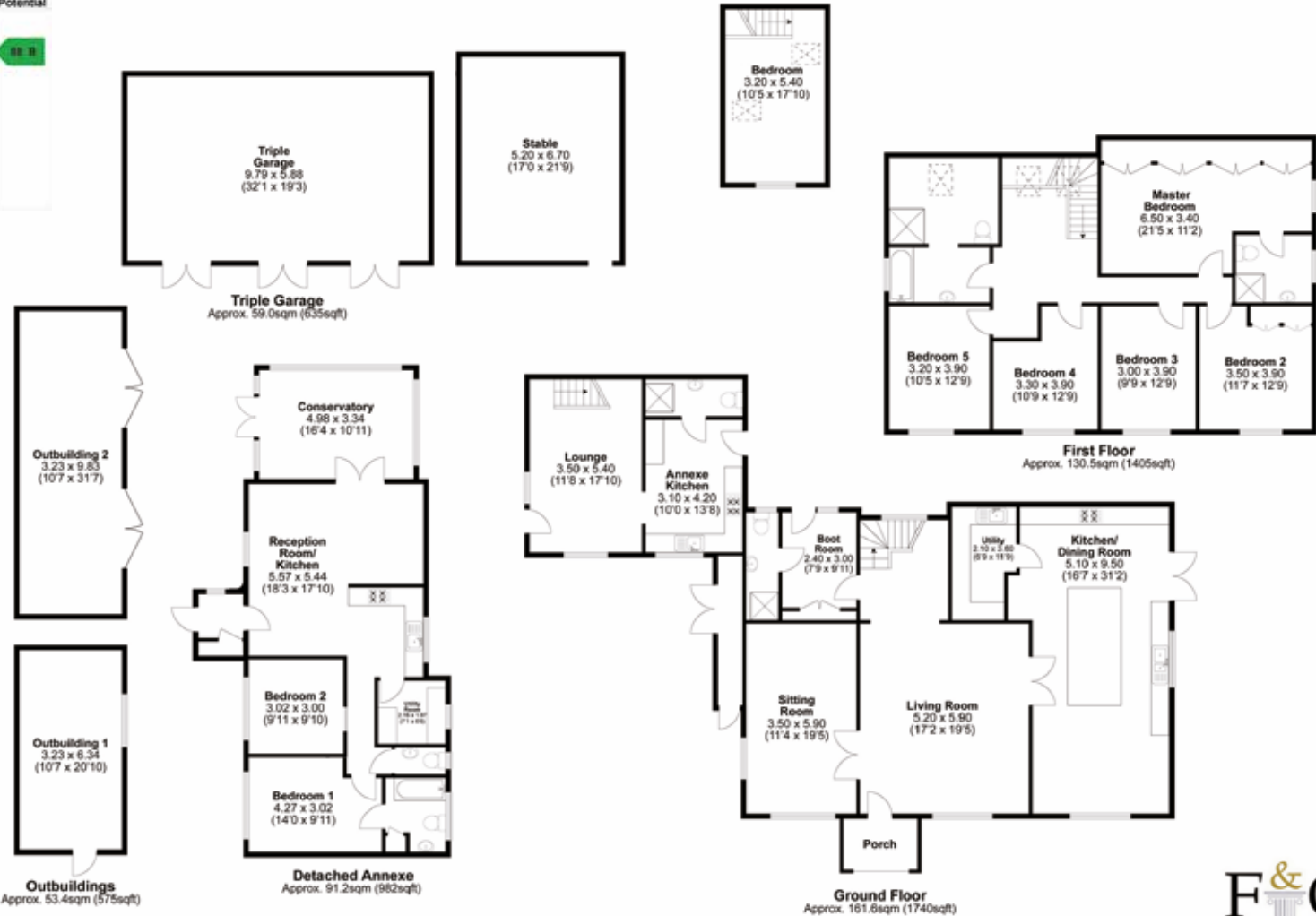
For the frequent flyer the house is situated just over 22 miles to Luton Airport, 20 miles to Stansted Airport and 54 miles to Heathrow Airport.

There are many private schools to choose from in the area including Heath Mount, Kingshott, St Edmunds College, Haileybury and Bishops Stortford College, as well as a large variety of well-regarded state schools, primary, secondary and nurseries.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 83-B | 88-B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Council Tax Band: G
Tenure: Freehold



TOTAL FLOOR AREA: 5337 sq.ft. (495.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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