



Bryan Bishop
and partners

Heath Lane
Codicote



CODICOTE
HOUSE

LODGE FARM

Codicote
House

LAW INSTITUTE
HANCOCK CODICOTE LEAGUE
OF WOMEN VOTERS
1908

Heath Lane

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Summary:

Bryan Bishop and Partners are delighted to bring to the market this exceptional seven bedroom, five bathroom family home in the much sought after village of Tewin. Set along a quiet residential cul de sac within a small gated development of premium luxury residences, yet with an easy walk to a number of fine country pubs, as well as the village green, tennis club and cricket club, this wonderful property offers spacious and versatile accommodation arranged over three floors, presented in absolutely immaculate condition inside and out, and offers a detached double garage and beautifully designed gardens, all enclosed by its own secure gated boundary.

Accommodation:

The aptly named Rose House is a very attractive property, exhibiting a skilfully curated style and elegance that shows a fabulous eye for design and proportion, and that appeal is immediately apparent as you approach. Strong brick pillars topped with lovely stone finials flank the remotely operated front gates that open to reveal a delightfully ornate part glazed porch set beneath a tiled roof. Creative planting softens the red brick frontage, with fabulous climbing roses framing the large sash windows of the living room and family room.

Inside is a neat entrance lobby, nicely lit by the full height, multi pane windows either side of the front door, which opens via double doors into the main entrance hall. The entrance hall is a nicely balanced space ensuring a warm and comfortable welcome is extended to all your guests, and has an easy flow into the rooms around it with the pretty bull nosed staircase, boasting decoratively carved spindles and newel posts, turning as it climbs up to the first floor. Double doors open into the front facing living room and family room, with the hallway extending through the house leading to the well placed study/office, the utility room, kitchen and an ideally located guest cloakroom.

The family room is a light and bright room thanks to the generous window overlooking the front. The double doors from the entrance hall are arranged across one corner of the room, which is cleverly matched by an elegant fireplace occupying the opposite corner, with subtle downlights set into the underside of the mantel.

Adjoining the family room is a useful study/office which is comfortably large enough to provide a comprehensive work from home facility with multiple work stations and the necessary ancillary storage for files and business records. Of course this house is blessed with a substantial number of rooms on the two floors above, any one of which would also make a superb home office, leaving the ground floor room free for any number of alternative uses should that suit your needs. Certainly it would make a terrific playroom, kids TV room or games room, enjoying as it does a nice central location within the house.

The living room is quite spectacular, and again is an elegant and perfectly proportioned space which is certainly large but also well balanced. Flooded with natural daylight from two full height windows to the side aspect and the large window to the front, it also has abundant light flowing in unhindered from the glorious dining room to the rear, to which it is joined by an open archway. Double doors link the room to the entrance hall, giving a valuable option to open the main living areas out into a free flowing semi open plan arrangement, absolutely ideal when entertaining guests, or to close them off for a more intimate and private atmosphere. The outside wall opposite the double doors presents a wonderful modern fireplace, matching stylistically the one in the family room, offering a fabulous focal point between the two windows, with ample floor space available to configure and furnish as you wish.

The dining room is connected open plan to the living room and on into the kitchen and enjoys a stunning situation, with a substantial roof light set into a deep recess in the centre of the ceiling joining with a large set of glazed sliding doors out into the garden to bring all of the benefits of a conservatory without any of the drawbacks. It is a capacious area that is more than able to accept a large dining suite and other occasional furniture besides, as well as benefiting from a set of fitted cupboards matching those in the kitchen along one wall. A simply delightful place to host lunches and dinner parties any time of the year.

The adjoining kitchen is a design masterpiece, making creative use of the substantial space available to provide a fitted kitchen with a superb ergonomic layout as well as seamlessly connecting the double glass doors at one end through to the dining area whilst simultaneously providing a breakfast bar and a cleverly imagined worktop shape that both links the different spaces and yet subtly delineates them from each other. There is a comprehensive array of brilliant white handle-free cabinets that establish a slick minimalist visual effect and ensure more than ample storage, whilst housed within them is a full complement of premium branded appliances that are sure to meet all your family's needs. Both the dining room and kitchen have gorgeous matching stainless steel radiators, sinuously twisting as they rise the full height of the wall. The kitchen is ably supported by an adjacent utility/laundry room that also has a separate external door out into the rear garden, really enabling you to keep the kitchen clutter free.







The kitchen is fully fitted with a range of wall and floor mounted cupboards ensuring ample storage, as well as a full complement of integrated appliances a double oven range style cooker. Natural stone floor tiles are both practical and appealing, nicely complementing the light blue tiled splashbacks.

Beyond the kitchen, a further inner hallway leads to a separate entrance door, with a nicely positioned shower room, utility room and ending in a further bedroom/office. This final room absolutely encapsulates the flexibility and adaptability of this fascinating, yet still practical, property. Its position, and what is to all intents and purposes an en-suite shower room, along with its own double doors out into the garden, give you the option to fully integrate it into the main house or to allow it some degree of separation, whichever suits your needs.

Within the garden is a brick-built annexe, again a conversion of part of the original farm buildings and likewise arranged on a single floor. A substantial living room benefits from windows to three separate aspects and extends into a recess which would comfortably accommodate a kitchen/dining area. There is also a separate shower room and a good sized bedroom.

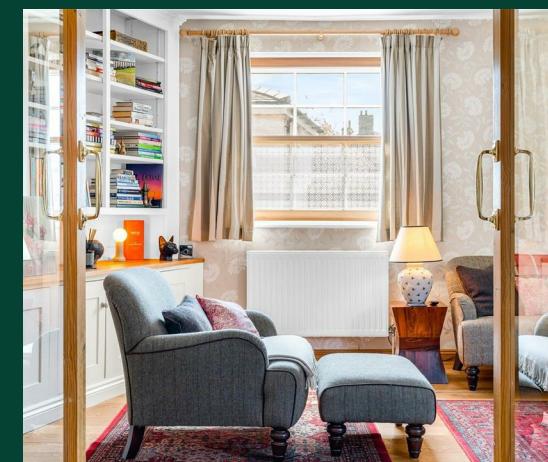
Exterior:

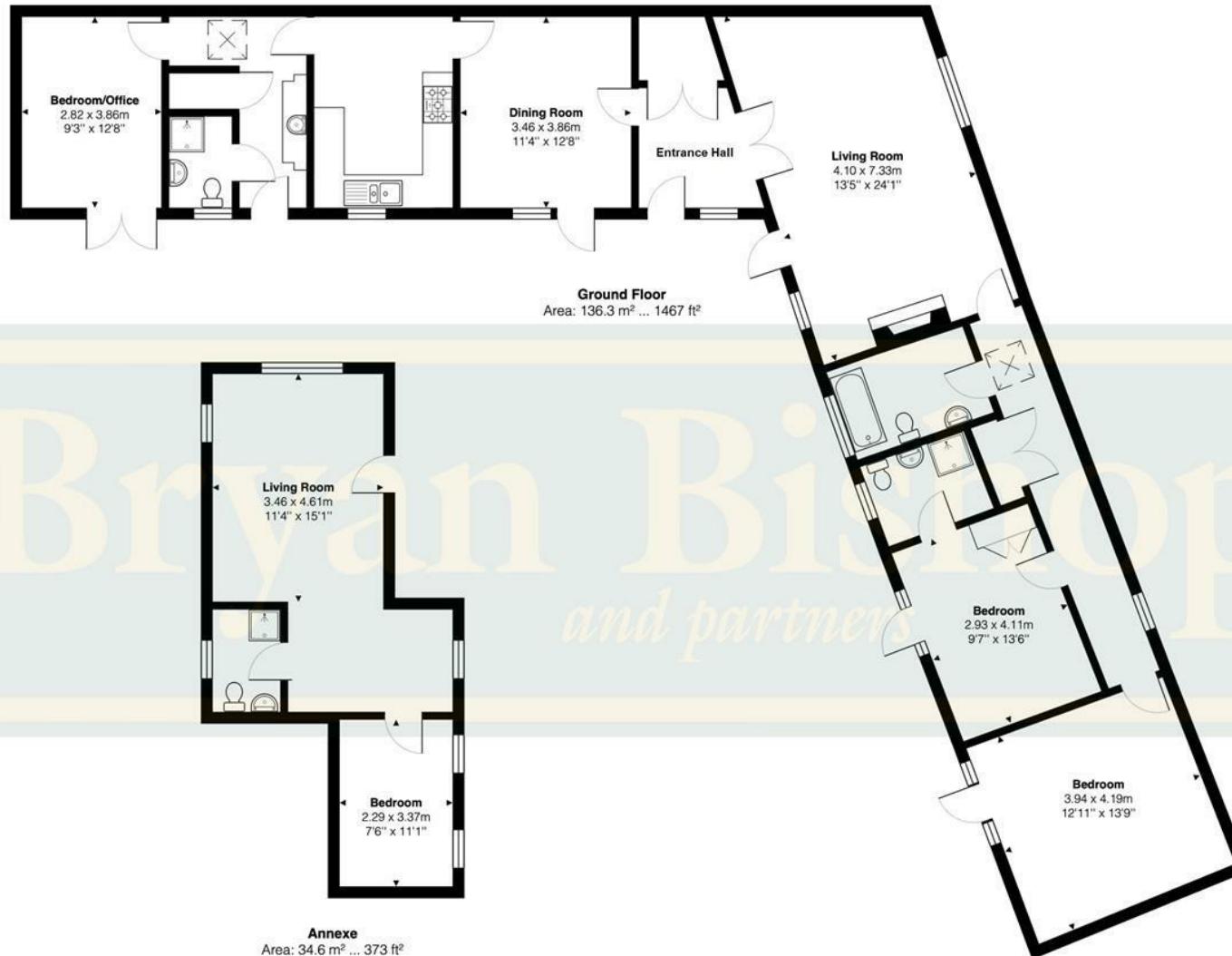
The property is accessed through an imposing entrance with stone and brick pillars to extensive gravel area with shared extra parking and delivery area, which leads on to the arched property entrance itself. There are a number of different patio areas within the garden, featuring a variety of block and slab paving, all of which offer lovely secluded and sheltered spots for relaxing and entertaining, as well as a pretty lawn and numerous flower beds dotted around the space. As the garden curves around the centrally located annexe, a simply glorious Wisteria archway leads into a beautiful terrace of low hedging and topiary bushes, just delightful!

Location:

This lovely home is perfectly placed to benefit from the great amenities within Codicote Village, being positioned within the village itself just a few metres from the high street. This ideal location also offers excellent connectivity, with J6 of the A1(M) reachable within a few minutes drive, and Welwyn North, Knebworth, and Stevenage train stations all within a 15 minute radius, thereby offering a lovely semi-rural setting, yet still with exceptional links to both London and The North. The village itself boasts a variety of amenities, including a butcher's shop, restaurants, pubs, a chemist, convenience stores, dry cleaners and bakers. as well as the Codicote C of E primary school adjudged "Outstanding" by Ofsted.



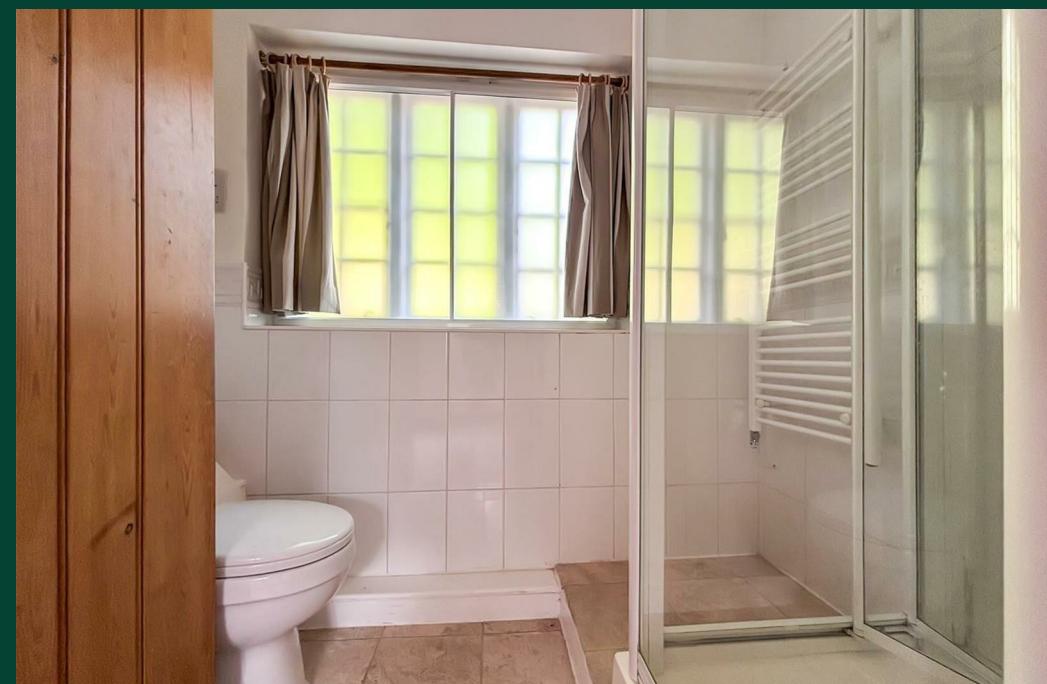
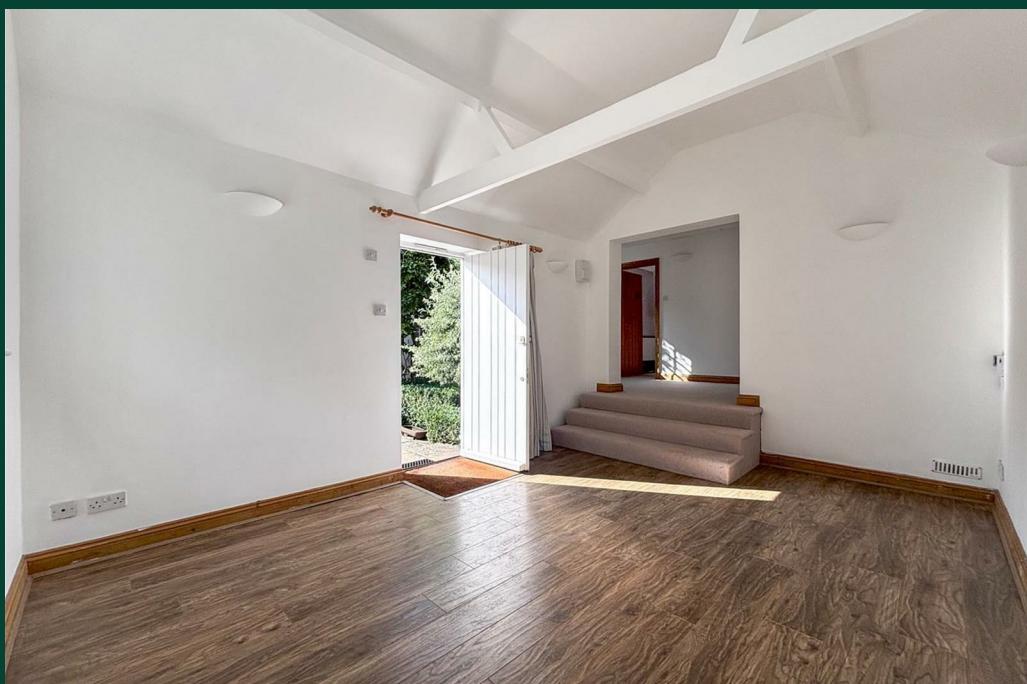




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			59
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			









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