



The Hollies
Ardeley | Stevenage | Hertfordshire | SG2 7AN

STEP INSIDE

The Hollies

The Hollies is an exceptional family home that has been thoughtfully designed to combine elegant living with everyday practicality. Beautifully extended and comprehensively renovated by the current owners to an impressive standard, this substantial residence offers a superb turnkey opportunity for buyers seeking space, comfort and style in equal measure.

Extending to five bedrooms, three bathrooms and four versatile reception rooms, the property is perfectly suited to modern family life, while also lending itself effortlessly to entertaining on both an intimate and larger scale. Outside, the landscaped gardens feature an expansive lawn, a generous terrace, a summer house and a detached garden studio, ideal for use as a home office, gym or additional recreational space.

The Hollies represents a rare opportunity to acquire a beautifully presented and highly versatile family home in a peaceful setting, ready to be enjoyed from day one.

Step Inside

A traditional covered porch opens into a welcoming entrance hall, where natural light streams through glazed side panels framing the front door. The hallway creates an immediate sense of space and character, with a striking timber staircase with storage under rising to the first floor and a useful cloakroom positioned conveniently to one side.

To the front of the property, a charming sitting room is currently arranged as casual family room, featuring a large bay window overlooking the driveway. Glazed wooden bi-fold doors connect this room to the formal dining room, allowing the two spaces to flow seamlessly together when entertaining.

To the rear, the principal family living room is a beautifully proportioned space centred around a stone fireplace with wood-burning stove, creating a warm and inviting focal point. Large windows and glazed doors flood the room with natural light and lead through to the impressive orangery.

Added in 2019, the orangery provides a stunning additional reception area with a lantern roof, remote-controlled blinds, ambient LED lighting and underfloor heating. Bi-fold doors on either side open directly onto the garden terrace, creating an exceptional indoor-outdoor entertaining environment during the warmer months.

The kitchen/breakfast room is both stylish and functional, fitted with an extensive range of cabinetry and integrated appliances including a microwave, coffee machine and dishwasher as well as freestanding range cooker and American-style fridge freezer. A separate utility room provides washing machine, tumble dryer, refrigerator and further storage and laundry space. A separate boot room with additional sink and refrigerator gives direct access to the garden and offers the perfect solution for muddy boots, dogs and country walks.









The spacious first-floor landing benefits from a sun tunnel, bringing additional natural light into the centre of the home.

There are five well-proportioned bedrooms, all enjoying double glazed sash windows, quality carpeting and radiators. Three of the front-facing bedrooms are generous doubles, with bedroom three benefiting from fitted wardrobes and its own en suite shower room. The fourth double bedroom is currently arranged as a home office and enjoys dual-aspect views. The family bathroom is luxuriously appointed with both a separate bath and walk-in shower.

The principal bedroom suite is particularly impressive, featuring a vaulted ceiling, fitted wardrobes, dressing area and a spacious en suite bathroom complete with a separate shower and statement bath, creating a peaceful retreat within the home.









STEP OUTSIDE

The Hollies

The property is approached through a five-bar gate onto a substantial gravel driveway providing parking for several vehicles. The detached double garage benefits from power, lighting, storage and an remote controlled electric door, with an attractive clock tower detail adding character.

To the rear, a raised red Indian sandstone terrace spans the width of the house, offering extensive space for outdoor dining and entertaining. Steps lead down to the detached garden studio, which is fully insulated and equipped with heating, air conditioning and CAT6 cabling, making it ideal for home working or leisure use.

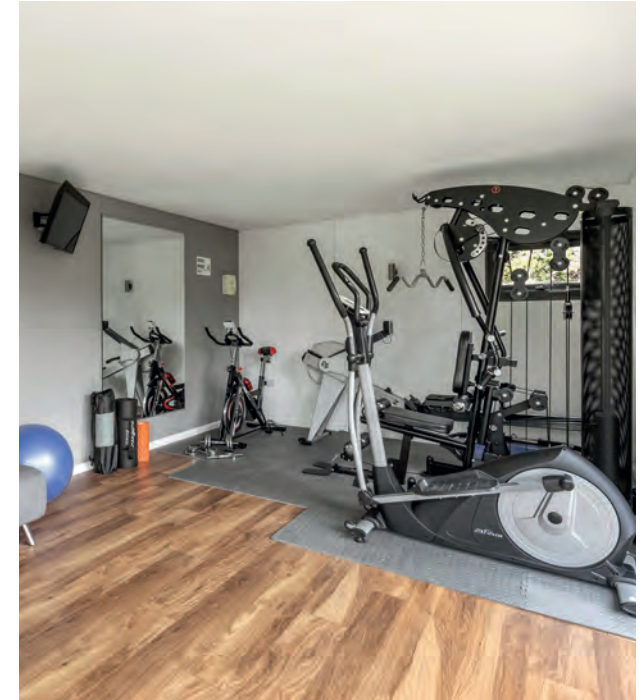
The remainder of the garden is predominantly laid to lawn and is wonderfully private, bordered by mature hedging and trees. Additional features include raised vegetable beds, a charming summer house and a variety of established fruit trees including apple, pear, plum and quince. Further storage available is via a garden shed.

Additional Information

The property is heated by an oil-fired central heating system with a recently replaced boiler and oil tank, both of which have been regularly serviced. Further benefits include Hive smart heating controls, a hardwired security alarm and an EPC rating of C. There is ultrafast full fibre broadband and hardwired cabling for hi fi speakers. There are attractive external wall lights on all elevations.

Location

Ardeley is a small village, off the beaten track and home to a village primary school, a popular pub, The Jolly Waggoners, and Church Farm which offers fantastic fresh produce in their farm shop, cafe & tearoom, as well as family days out on the farm. Ardeley is equidistant between the A10 and the A1 motorway, giving excellent access to link roads into London and Cambridge. This location is perfectly situated for commuters, being under 7 miles to Stevenage station where fast trains can take you into London within 22-41 minutes! There are also some excellent schools within easy reach; Heath Mount is 7.5 miles, St Christopher's in Letchworth 9 miles, and Kingshott in Hitchin just a 10 mile drive. On the way towards Stevenage, the village of Walkern has a handy village shop for that forgotten pint of milk, and in the other direction is Cottered where you will find a lovely pub and community centre. This village will really give you and your family the opportunity to embrace a fantastic countryside lifestyle without missing out on the conveniences of modern life.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 3708 sq.ft. (344.5 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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