Prestige & Village

UK's finest properties

Orchard Cottage, Wood End, 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.

£1,000,000

Orchard Cottage
Wood End, SG2 7AZ

- 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

Band G

Location 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.

PRESTIGE & VILLAGE

ORCHARD
COTTAGE

AGA

PRESTIGE & VILLAGE

Floor Plan

Floor 0 Building 1

Floor 1 Building 1

Floor 0 Building 2

PRESTIGE & VILLAGE

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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