



Old Walkern Nursery
50 Froghall Lane | Walkern | Stevenage | Hertfordshire | SG2 7PH

 FINE & COUNTRY

OLD WALKERN NURSERY

You will find Old Walkern Nursery at the very top of Froghall Lane. Approaching through electric gates, you are immediately greeted by an expansive landscape, with sweeping grounds of just over 6 acres and endless open skies. This beautiful, self built five-bedroom home offers an exceptional family living experience. It features three spacious reception rooms, a striking open plan kitchen-diner-lounge that overlooks a stunning decked area with a swimming pool. The impressive ground-floor master suite includes walk-in wardrobes and his and hers bathrooms. Upstairs, you'll find four well-appointed bedrooms, each with its own en suite, and all offering picturesque views of the rear garden and surrounding countryside. Additional highlights include a four-berth garage, a large storage barn, and a charming two-bedroom annex.





STEP INSIDE

Opening the front door, you find a breathtaking full-height entrance hall, flooded with natural light through floor-to-ceiling glass panels. At its centre stands a beautifully crafted oak staircase with a contemporary chandelier taking centre stage. At the rear of the hallway there is a 'living flame' gas fire bringing warmth and character to this stylish space. The combination of glass and natural wood blends modern design with timeless style.

Beyond the entrance hall lies a stunning, open-plan kitchen designed with both functionality and sociability in mind. Featuring elegant cabinetry painted in Farrow & Ball's 'Dimity' and crisp white quartz stone worktops, the space centres around a generous island that incorporates a double sink, integrated dishwasher, breakfast bar seating and show stopping Tom Dixon globe pendant lights hang above. A traditional gas fuelled AGA adds charm and warmth, there are two additional electric ovens, a gas hob and a generous walk-in pantry with a second dishwasher, fridge freezer and storage shelves. Bathed in natural light, and with 'arctic white' engineered oak flooring throughout, this open plan space is bright and airy, enhanced by a large roof lantern positioned above the generous dining area. There is a stunning fitted glass cabinet for crockery and glassware as well as displaying photographs and ornamental treasures. Bi-fold doors seamlessly connect the interior to the covered decked terrace, which leads out to a swimming pool and surrounding seating area – perfect for entertaining or relaxing in the sun. Flowing naturally from the dining space is the open-plan lounge, offering uninterrupted views of the garden through a second set of bi-fold doors. This inviting living area is the ideal spot to unwind while enjoying the peaceful outlook over the pool and landscaped grounds.

Just off the kitchen lies a large utility leading to the back door and offering an extensive run of built-in storage cupboards and ample work surface. This practical area has a sink and there is space and plumbing for an extra washing machine and tumble dryer, if required; ideal for busy family living. Here, you will also find a smaller laundry room with clothes drying space, a washing machine, tumble dryer, a sink and a purpose-built dog shower area. Returning through the hallway, there is a stylish cloakroom and access to the home's generous reception rooms. Originally an office, but thoughtfully designed to offer versatility and comfort, this space has been fitted with bespoke walnut shelving, a desk and shelves that surround the TV. This large reception room now lends itself perfectly to be a TV snug or cinema room, with a remote-control projector and full-size screen and wall mounted air conditioning unit. The second reception is laid out as a more traditional lounge area, with a stunning almond coloured wood burning stove as the focal point. The room offers fitted wall to ceiling shelving and bi fold doors open to the decked area and views of the garden. The next room off the hallway is the show-stopping ground floor master suite – a truly impressive space designed for comfort and luxury. This expansive, air-conditioned room offers a dedicated seating area and a generously sized bedroom, creating a calm and private retreat within the home. A bespoke walk-through wardrobe provides ample storage, with shelving and hanging space on both sides, leading seamlessly to two beautifully appointed 'his and hers' en suite bathrooms – one featuring a large double shower, the other with a freestanding bath, perfect for unwinding. Windows and bi-folding doors with stylish shutters frame the view of the garden and open onto a more secluded patio area, offering direct access to the outdoor space and a peaceful spot to relax in complete privacy. All the rooms on the ground floor benefit from gas fuelled underfloor heating.

















Climbing the elegant oak staircase, you'll find four spacious double bedrooms, each thoughtfully designed with fitted wardrobes, their own en suite bathroom and heated via gas radiators. One of these bedrooms stands out with particularly generous built-in storage, a large, well-appointed shower room and air conditioning making it a strong contender for an alternative master suite, if an upstairs bedroom is desired. All bedrooms enjoy elevated views over the beautiful rear garden, with the surrounding countryside providing a tranquil and scenic backdrop.









The annex is a superb addition to the property, providing flexible living accommodation ideal for extended family or guests. Thoughtfully designed with an open-plan layout, the kitchen and dining area has a utility/pantry cupboard and the lounge is centred around a wood-burning stove, adding warmth and character. The annex includes two well-proportioned bedrooms and a separate bathroom. With its own entrance and a comfortable, self-contained layout, the annex blends privacy with connectivity to the main home — making it a truly valuable asset.







STEP OUTSIDE

Entering the property through secure electric gates, a gravel driveway winds past the house, with block-paved parking area for 2–3 vehicles conveniently located by the back door. Continuing along the drive, you'll find a beautifully constructed oak-framed garage on the right, offering covered parking for four vehicles. Mature hedging and established trees line the route as you pass a charming two-bedroom annex and approach a substantial storage barn. This versatile outbuilding is approximately 1700 square feet, and divided into four large units, each accessed via a combination of double doors and roller shutters. Equipped with lighting, plumbing, and a kitchen area, the barn is ideal for workshops, business use, or extensive storage needs. As a point of interest, this barn was previously approved to be converted into a 4 bedroom property, although that consent has now lapsed.

The gravel drive continues in a loop around a central planted roundabout, enhancing the practicality and elegance of the layout. Set within approximately six acres of landscaped grounds, the gardens are as impressive as the house itself. At the far end of the plot, a raised decked area—affectionately known as the “gin terrace”—offers a peaceful spot to enjoy open countryside views across neighbouring fields and back towards the main house. Elsewhere on the grounds, you'll find a dedicated children's play area and a chicken run tucked within a woodland copse, adding to the property's charm and family appeal. To the rear of the house, a newly laid timber deck runs the full width of the property. Partially covered by a wooden pergola, this outdoor space connects seamlessly to the master suite, lounge, and kitchen-diner through multiple sets of patio and bi-fold doors, creating a strong indoor-outdoor flow and tying the garden beautifully into the heart of the home.





Location

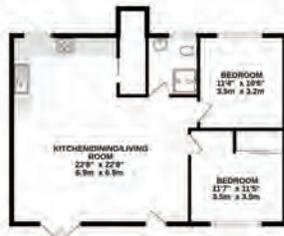
Old Walkern Nursery enjoys a prime position at the very top of Froghall Lane, offering privacy and tranquillity while remaining just a 10 minute walk down to Walkern's charming High Street. This picturesque East Hertfordshire village, nestled along the River Beane, is home to a vibrant and friendly community. Local amenities include a Budgens convenience store, welcoming local pubs, a well-regarded primary school, and a variety of clubs and societies that contribute to the village's lively atmosphere.

The property is ideally situated just 4.5 miles east of Stevenage town centre and less than 5 miles from the mainline railway station. Stevenage lies on the East Coast Main Line, offering high-speed services to central London — with journey times as fast as 23 minutes to London King's Cross and 28 minutes to St Pancras International. For road commuters, Junction 8 of the A1(M) is a short 5.4-mile drive away, providing excellent connectivity to the wider motorway network.

Nearby towns including Hertford, Hitchin, Welwyn, Ware, and Stevenage offer a broad range of shopping, dining, and leisure facilities. The area is also well served by an excellent selection of both state and independent schools, including Heath Mount School (6 miles drive), St Edmund's College (11 miles drive), Haileybury (13 miles drive), St Christopher School in Letchworth (9.6 miles drive) and Kingshott in Hitchin (7.2 miles drive).



ANNEXE
765 sq.ft. (71.1 sq.m.) approx.



OUTBUILDING
1718 sq.ft. (159.6 sq.m.) approx.



GARAGE
779 sq.ft. (72.4 sq.m.) approx.



TOTAL FLOOR AREA: 8211 sq.ft. (762.8 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.

EPC Rating: B
 Council Tax Band: F
 Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 06.03.2026





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