



# 1 Woodcock Lodge

Epping Green, Hertford

## An attractive Grade II listed home, set in attractive grounds located in a rural setting.

A rare opportunity to purchase the east wing of a unique Grade II listed home offering over 3,000 Sq. ft as well as an outdoor studio, private garden and 8 acres of grounds including a secret garden and bluebell wood.



**4 RECEPTION ROOMS**



**5 BEDROOMS**



**3 BATHROOMS**



**PRIVATE PARKING**



**GARDEN**



**FREEHOLD**



**RURAL/VILLAGE**



**1,425 SQ FT**



**GUIDE PRICE  
£1,350,000**



### The property

Woodcock Lodge is believed to have originally served as a hunting lodge for Hatfield House and has been home to prominent figures such as Hon. Windham Baring, Sylvia Gosse and Sir Herbert Lawrence. It is near major transport hubs and ideally located for country pursuits, home working, country walks and outdoor sports (e.g. cycling, croquet, cricket, and tennis). The open-air amphitheatre, alongside formal yew-lined avenues, provide endless opportunities for creative and natural pursuits as well as for animal lovers. The outside studio has potential for a home office, creative space, gym or to fully renovate as a studio let.

On entering 1 Woodcock Lodge, there is an inner hall that leads to the living room, currently used as a grand entrance reception hall. The ground floor also comprises a generous and charming wood panelled 30 ft drawing room with wood flooring, triple aspect windows with views of the south-facing lawn, paved courtyard rose garden and terrace. There are two further generous reception rooms which can be used

for dining, leisure or work. There is an elegant modern kitchen with integrated appliances and fitted wall and base units, windows and a door that leads out into the herb and fruit garden and dining area. The breakfast room area flows from the kitchen with an open plan design and ample space for more formal dining. The guest cloakroom and store cupboards complete the ground floor. The first floor comprises five bedrooms and three bathrooms, the principal bedroom has a five-piece en suite bathroom, bedrooms three and four share a Jack and Jill shower en suite and bedroom five also has an en suite shower.

Woodcock Lodge has long been a hub for creativity and culture, having hosted numerous music and poetry events, making it a delightful venue for gatherings and celebrations. It is not just a home; it is a lifestyle, offering a unique combination of historic charm and modern living in a picturesque rural setting. Whether you are entertaining guests or seeking a peaceful retreat, this property provides the perfect backdrop for a healthy vibrant family life.



## Outside

The property is approached via a private road leading to an attractive circular lawn, bordered by a gravelled parking area. The beautifully maintained, secluded garden is mainly laid to lawn, with a paved terrace perfect for al fresco dining and entertaining.

The freehold of 1 Woodcock Lodge owns 8 acres of land that include enchanting bluebell woods, a sunken garden with formal walks, and a former tennis court which offers a rare blend of tranquillity and recreational space. The residents of Woodcock Lodge have restricted access to the woodlands.

## Location

Epping Green is a charming village surrounded by open countryside, offering a peaceful rural setting while remaining well-connected. The area benefit from a selection of local amenities, including a village shop, traditional public houses, and nearby golf clubs. The location offers excellent transport links, with easy access to the A1 A10 M1 and M25 making it ideal for commuters. Bayford Station, just 1.8 miles away,

provides regular rail services into London and beyond. Nearby picturesque villages such as Little Berkhamsted, Brickendon, Essendon, and Bayford contribute to the area's appeal, offering additional dining, recreational, and countryside walking opportunities.

The property is attached to number 2 Woodcock Lodge, and is one of five dwellings.

Planning permission has been granted for a detached double garage. Prospective purchasers are advised to make their own enquiries with the local planning authority regarding this and any other planning matters. This can searched using the following planning application reference: Ref. No: 3/08/1722/FP



## Distances

- Hertford 5.2 miles
- Hoddesdon 6.4 miles
- Potters Bar: 6.5 miles
- Welwyn Garden City: 8.5 miles

## Nearby Stations

- Bayford Station: 1.8 miles
- Cuffley: 2.7 miles
- Welham Green: 3.4 miles
- Brookmans Park: 3.5 miles
- Hatfield: 6.5 miles
- Potters Bar: 6.5 miles

## Key Locations

- Hertfordshire Zoo
- Brickendon Golf Club
- New Queen Elizabeth II Hospital
- Lea Valley White Water Centre
- Hatfield House

## Nearby Schools

- Ponsbourne
- Essendon CoE
- Lochinver
- Haileybury
- Queenswood School
- Bayford CoE
- Chancellor's School
- Mount Grace School



**Approximate Gross Internal Area 3782 sq ft - 352 sq m**  
 Ground Floor Area 1645 sq ft - 153 sq m  
 First Floor Area 1452 sq ft - 135 sq m  
 Outbuilding Area 685 sq ft - 64 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



### Floorplans

House internal area 3782 sq ft (352 sq m)  
 For identification purposes only

### Directions

SG13 8ND  
 what3words: ///boots.solved.rushed

### General

**Local Authority:** East Hertfordshire  
**Services:** Mains electricity, water and private drainage. (We understand that the private drainage at this property may not comply with the relevant regulations, further information is being sought).  
**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>  
**Service Charge:** £6,983 pa  
**Share of Freehold:** 999 year lease granted in in 1972  
**Council Tax:** Band F **EPC Rating:** C  
**Wayleaves and easements:** the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

## Cuffley Branch

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