












# 1 Woodcock Lodge

Epping Green, Hertford



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

Woodcock Lodge is one of five dwellings, surrounded by extensive grounds and woodland, and is approached via a private road. The property occupies the left wing of the original country house, set in grounds of about 8 acres.

 <b>4 RECEPTION ROOMS</b>	 <b>5 BEDROOMS</b>	 <b>3 BATHROOMS</b>
 <b>PRIVATE PARKING</b>	 <b>GARDEN</b>	 <b>LEASEHOLD</b>
 <b>RURAL/ VILLAGE</b>	 <b>1,425 SQ FT</b>	 <b>GUIDE PRICE £1,500,000</b>



The property

Upon entering Woodcock Lodge, an inner hall that opens into a spacious living room, currently styled as an impressive entrance reception hall. The ground floor also boasts a characterful, wood-panelled drawing room with elegant wood flooring and triple-aspect windows and doors that lead out to a south-facing private patio ideal for entertaining or relaxing in the sun.

In addition, a substantial 28-foot reception room, presently used as a study, offers versatile space for working from home or further entertaining. The modern kitchen features a range of fitted wall and base units, integrated appliances and space for a breakfast table, with garden views through windows at the rear. An adjoining open-plan dining area provides a natural flow for family life and entertaining, with ample space for more formal dining occasions. A guest cloakroom and generous storage cupboards complete the ground floor. Upstairs, the first floor comprises five well-proportioned bedrooms and three bathrooms. The principal bedroom benefits from a

luxurious five-piece en suite bathroom. Bedrooms three and four share a stylish Jack and Jill shower room, while bedroom five also features its own en suite shower room. A charming garden studio provides a peaceful retreat ideal as a hobbies room, creative space, or home office.

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. In addition to the private garden, residents of Woodcock Lodge enjoy quiet enjoyment rights over approximately 8 acres of communal grounds. These 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.





## Location

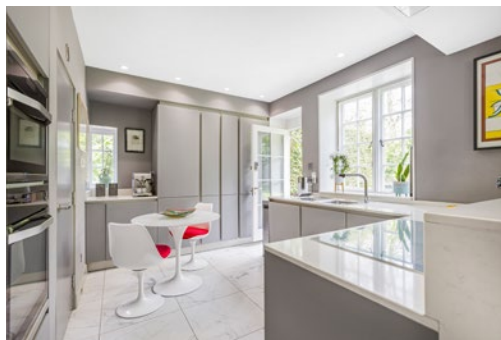
Epping Green is a charming village surrounded by open countryside, offering a peaceful rural setting while remaining well-connected. The area benefits from a selection of local amenities, including a village shop, traditional public houses, and nearby golf clubs.

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.

## Planning permission

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 be searched using the following planning application reference: Ref. No: 3/08/1722/FP



## Distances

- Hertford 5.2 miles
- Hoddesdon 6.4 miles

## Nearby Stations

- Bayford Station 1.8 miles
- Cuffley 2.7 miles
- Welham Green 3.4 miles
- Brookmans Park 3.5 miles
- Hatfield 3.5 miles

## Key Locations

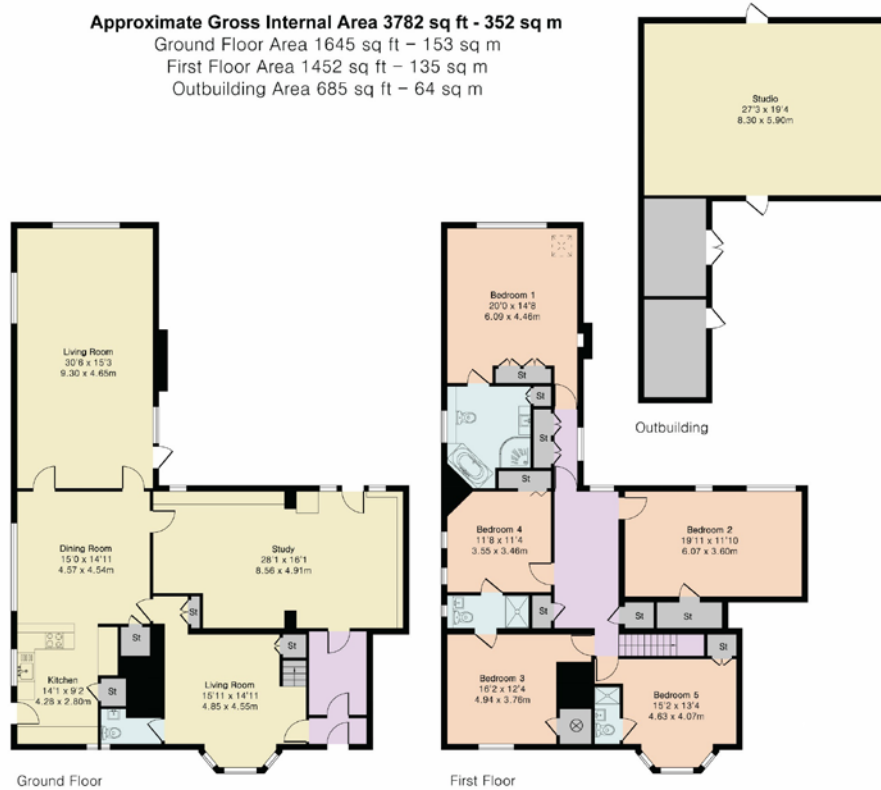
- Hertfordshire Zoo
- Brickendon Golf Club
- New Queen Elizabeth II Hospital
- Lea Valley White Water Centre
- Epping Green
- Hatfield House

## 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 practice. 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.**

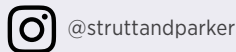
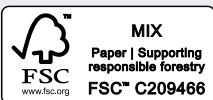
**Directions**  
**SG13 8ND**  
**what3words: ///boots.solved.rushed**  
 General

**Local Authority:** North 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:** £4,397.42 pa  
**Share of Freehold:** 999yr leases granted 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**  
 Sopers House, Sopers Road, Cuffley EN6 4RY  
**01707 524206**  
[cuffley@struttandparker.com](mailto:cuffley@struttandparker.com)  
[struttandparker.com](http://struttandparker.com)

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