










Woodlands

Green Acres, Lilley, Hertfordshire

A distinctive country residence with a separate cottage, set within landscaped gardens.

Woodlands is an attractive, detached five-bedroom family home, with supplemental accommodation provided in a charming cottage dwelling. Surrounded by well-designed and maintained grounds, incorporating a fully-fenced tennis court, the picturesque terrain beyond the boundaries provides a wonderful sense of a borrowed landscape.

	4 RECEPTION ROOMS		5 BEDROOMS		3 BATHROOMS
	GARAGE		2.68 ACRES		FREEHOLD
	RURAL/VILLAGE		4,346 SQ FT		GUIDE PRICE £2,250,000



The property

Behind its classic façade, the property reveals striking interiors with generous proportions, abundant natural light, and a pleasing sense of openness. The bright reception hall provides a seamless flow to the ground floor rooms, which include a dining area and a relaxed sitting room, complete with the warmth and charm of a feature fireplace.

Further is a stylish drawing room with a fabulous vaulted ceiling and walls of glass windows and doors. A private study offers an ideal retreat for home-workers, ensuring both privacy and tranquillity.

The adjacent kitchen/breakfast room is thoughtfully designed with modern wood and stainless steel cabinetry. At its heart is a traditional Aga stove, while a breakfast bar creates a casual setting for informal dining. Ancillary space is provided by an adjoining utility room, which also incorporates a convenient cloakroom facility.

The first floor features an impressive galleried landing with a vast lantern skylight ensuring a light-filled space which gives access to the bedroom accommodation. Occupying one wing of the upper level, the principal room offers a private retreat with fitted wardrobes and a smart en suite shower room, whilst French doors open to a Juliet balcony. There are three further bedrooms, all with doors opening to shallow balconies, as well as a beautifully-appointed family bathroom, whilst an additional bedroom with adjoining bathroom is positioned on the lower level.

The detached cottage provides a reception room, sun room and bedroom, along with a gym and shower room.







Outside

A timber five-bar gate marks the access onto a length of gravelled driveway which extends to a swathe of hardstanding providing parking for numerous vehicles, in addition to the garaging provision. The wrap-around garden is beautifully maintained with borders filled with an attractive variety of floral, scented and architectural shrubs and perennial plants, with expanses of lawn, lengths of evergreen and beech hedging and a row of silver stemmed trees creating a striking visual display.

Raised paved terracing with a semi-circular design adjoins the house and extends to the side aspect where a timber pergola walkway provides a framework for climbing shrubs. There is also a fully-enclosed hard surface tennis court.

Location

The property is situated in the middle of the village. There is a bus route that gives direct access to Hitchin and Hitchin Schools. Miles of walking, running, cycling and hacking are available from the doorstep. Lilley is

a small vibrant and social village with an active hall, church and local pub. Events regularly take place including Christmas carols, New Years' Eve parties, summer gatherings and BBQs and the Lilley Cinema Club.

Situated in the Chilterns Area of Outstanding Natural Beauty, the small village of Lilley is surrounded by picturesque countryside. Local amenities include a public house, The Lilley Arms; a cricket club, a village hall and parish church with further facilities in the nearby village of Offley. With the towns of Hitchin and Luton within easy reach, there are opportunities to access a comprehensive range of retail, leisure and cultural amenities, whilst road users can connect to the A505, A1(M) and M1 for links to the major road network. Train services are available at Hitchin, Luton and Stevenage stations, all offering journeys into London, as well as Cambridge and Peterborough. For travel further afield, Luton Airport provides global access. Well-regarded schooling is on offer in the vicinity in both the state and independent sectors of education.

Distances

- Great Offley 2.3 miles
- Luton 5.5 miles
- Stevenage 11.2 miles
- Hitchin 5.2 miles
- Central London 38 miles

Nearby Stations

- Luton railway station
- Luton Parkway railway station
- Hitchin
- Stevenage

Key Locations

- Putteridge Bury
- Pegsdon Hills and Hoo Bit Nature Reserve
- Barton Hills NNR
- Mount Pleasant Golf Club and Course
- Oughtonhead Common (Nature Reserve)
- Barton Hills NNR (Nature Reserve)
- Sundon Hills Country Park
- Luton Hoo Estate

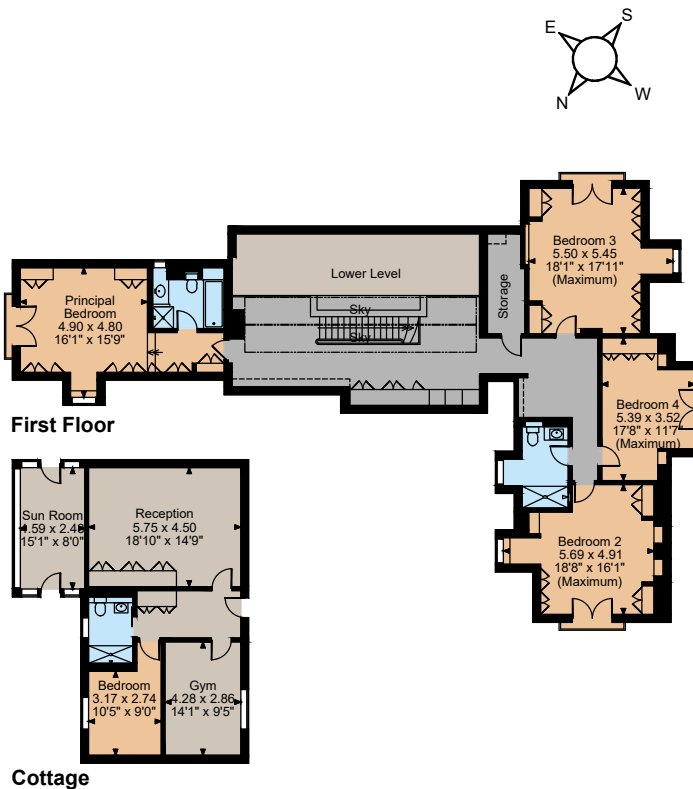
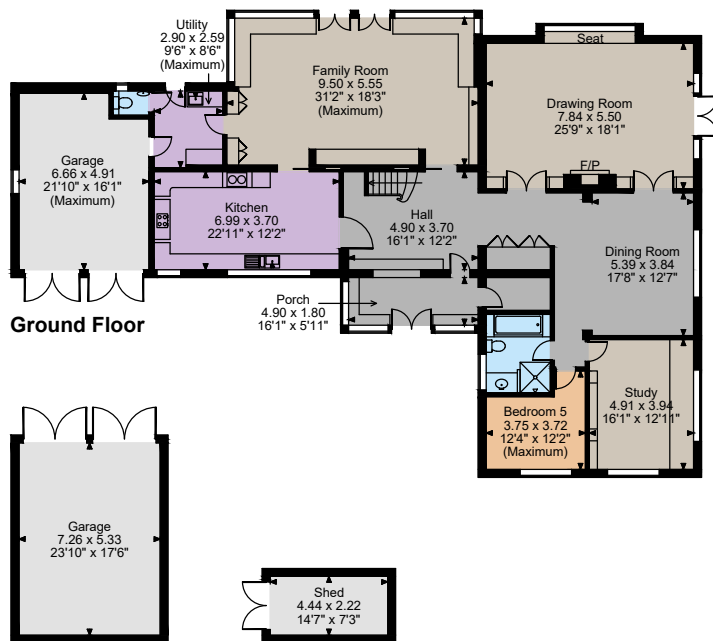
Nearby Schools

- Putteridge Primary School
- Someries Junior School
- Putteridge High School
- Hitchin Girls & Boys School
- Priory School
- Orchard School and Nursery
- Oakwood Primary School
- Kingshott School
- Offley Endowed Junior School









The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Floorplans

Main House internal area 4,346 sq ft (404 sq m)

Garage internal area 753 sq ft (70 sq m)

Cottage internal area 800 sq ft (74 sq m)

Shed internal area 106 sq ft (10 sq m)

Total internal area 6,005 sq ft (558 sq m)

For identification purposes only.

Directions

LU2 8LS

what3words:: ///snap.actual.tubes - brings you to the driveway

General

Local Authority: North Hertfordshire District Council.

Services: Mains electricity, water & drainage.

Broadband: Open Reach

Council Tax: Band H

Main House EPC Rating: E

Annexe EPC Rating: F

Tenure: Freehold

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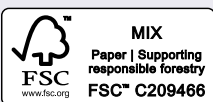
Harpenden

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