

Wood End
Stevenage



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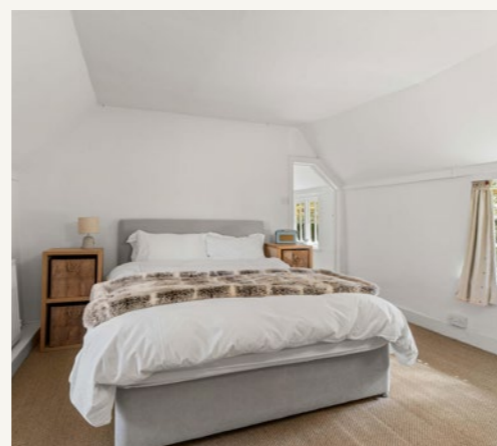
An exceptional period cottage with a wealth of charming original details and captivating country gardens, in a peaceful rural setting within easy reach of bustling Stevenage and local transport connections

Orchard Cottage, originally two properties, is a delightful Grade II listed home dating from the 18th century, or possibly earlier. It retains a wealth of original features, including rendered and weatherboarded elevations and a thatched roof, while inside there are exposed timber beams, impressive fireplaces and a variety of attractive period details.

The principal ground floor reception room is the 25ft sitting room, positioned at the heart of the home and enjoying windows to both the front and rear, allowing for an abundance of natural light. A substantial brick-built inglenook fireplace forms a striking focal point, and there is ample space for two distinct seating areas or a combination of seating and dining. The study offers a private space for home working, while the ground floor also features a well-equipped, open-plan kitchen with a dining area. This space includes brick flooring, farmhouse-style units, wooden worktops and an Aga set within the fireplace, along with space for additional appliances.

Staircases at either end of the house lead to the first floor, where there are four well-presented double bedrooms. Each room benefits from built-in storage or access to the eaves. The first floor also provides a large family bathroom with a freestanding roll-top bath and separate shower, while a further shower room is located on the ground floor.

Outside, the cottage is set within enchanting gardens to both the front and rear, featuring rolling lawns, meadow areas, a tranquil pond and a wealth of mature trees, established shrubs and hedgerows. The grounds also include a stunning timber-framed garden studio, complete with charming windows and a log burner, as well as several outbuildings including stores and a garage.



Location

The tiny hamlet of Wood End is situated in a rural position, eight miles east of Stevenage town centre and surrounded by rolling countryside. The nearby village of Ardeley has a local pub and a primary school, while four miles away, the village of Walkern offers several everyday amenities, including a local shop, a tearoom, two pubs and a primary school. Further amenities can be found in Stevenage, including a choice of large supermarkets, a variety of shops, restaurants, pubs and cafés, along with a range of schooling options. Well regarded independent schools in the wider area include Heath Mount School, St Edmund's College and Haileybury.

The area is well connected for transport, with the A1(M) nine miles away, while Stevenage mainline station provides services to London Kings Cross and St. Pancras International (from 23 minutes).

Postcode region: SG2

General

Local Authority: East Hertfordshire District Council
Services: Mains electricity, water & private drainage which we understand is compliant with current regulations and oil heating
Council Tax: Band G
EPC Rating: TBC
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

2,398 sq ft (229 sq m)

2 reception rooms

4 bedrooms

2 bathrooms

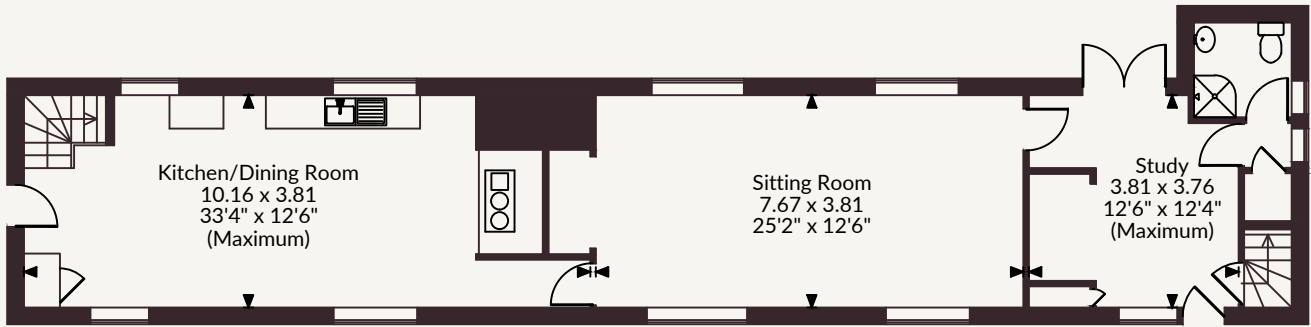
Garage

Garden

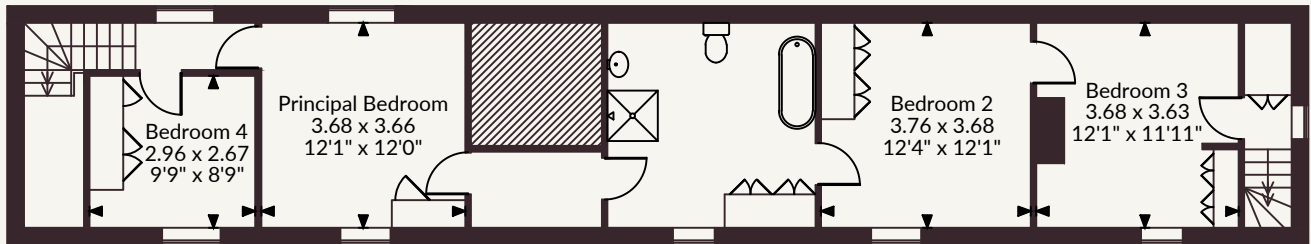
Freehold | Rural

Guide price £1,150,000

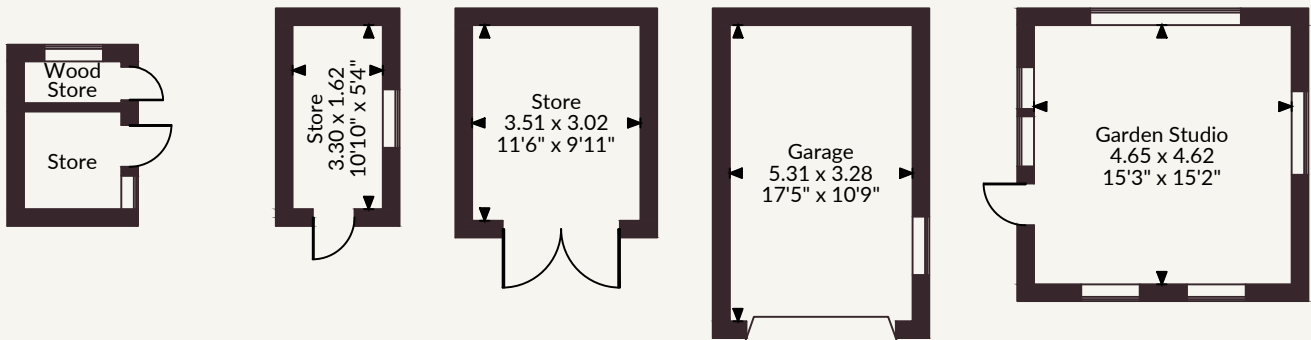
Orchard Cottage, Wood End, Ardeley, Stevenage
 Total internal area 2,398 sq ft (223 sq m)



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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