



Lodge Farm  
Epping Green, Hertford, Hertfordshire.

# Lodge Farm

Epping Green, Hertford, Hertfordshire, SG13 8NQ

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THIS FABULOUS FOUR BEDROOM DETACHED HOME BOASTS AN ABUNDANCE OF WARMTH AND CHARACTER TOGETHER WITH VERSATILE AND MODERN LIVING ACCOMMODATION ACCESSED VIA A PRIVATE GATED ENTRANCE AND SET IN GARDENS AND GROUNDS OF APPROXIMATELY 1 ACRE



## ACCOMMODATION SUMMARY

Lodge Farm is approached via a private gated driveway providing ample off street parking for numerous vehicles. The property has been recently refurbished to a high standard and offered chain free.

To the ground floor there is a spacious and welcoming hallway giving access to the fabulous kitchen/dining/family room which is triple aspect with views over the fantastic terrace and gardens. The hallway also gives access to the triple aspect living room with feature brick fireplace and log burner and doors to private gardens.

On the first floor the principal bedroom is double aspect with a very large en suite bathroom, there are an additional three bedrooms to this floor, all with en suite bathrooms.

To the rear of the home is a large terrace area leading onto private gardens, approximately 1 acre.

### Location:

Lodge Farm is located in the gorgeous village of Epping Green which is situated in the middle of Little Berkhamsted and Newgate Street Villages and is also conveniently positioned close to Cuffley, Potters Bar, Goffs Oak, Broxbourne, and Hertford.

The village has two lovely pubs (The Beehive and The Five Horseshoes) and a charming village store/coffee shop. The village is also in the catchment of the hugely popular Ponsbourne St Mary's C of E Primary School and Haileybury College both within an easy driving distance away. Within a short drive you will also find Essendon Country Club offering a modern golf club in a traditional setting, situated in a picturesque 450 acre estate which provides an idyllic backdrop for one of the most welcoming and progressive golf clubs in England.

Both Cuffley and Bayford train stations are also just a short drive from the property with terrific links into London in under 30 minutes with Potters Bar station also a mere 15 minute drive away and having links into Kings Cross in under 18 minutes. Set amongst thousands of acres of woodland and countryside, the village offers miles of footpaths, bike trails, and bridleways so for those who enjoy being amongst the great outdoors, it doesn't get better than this! Road links such as the A10, M25, and A1 are all within easy reach by car.

To make an appointment please contact Paul Brown in our Prime Sales Department  
on [paul@statons.com](mailto:paul@statons.com) or 07867 510540

































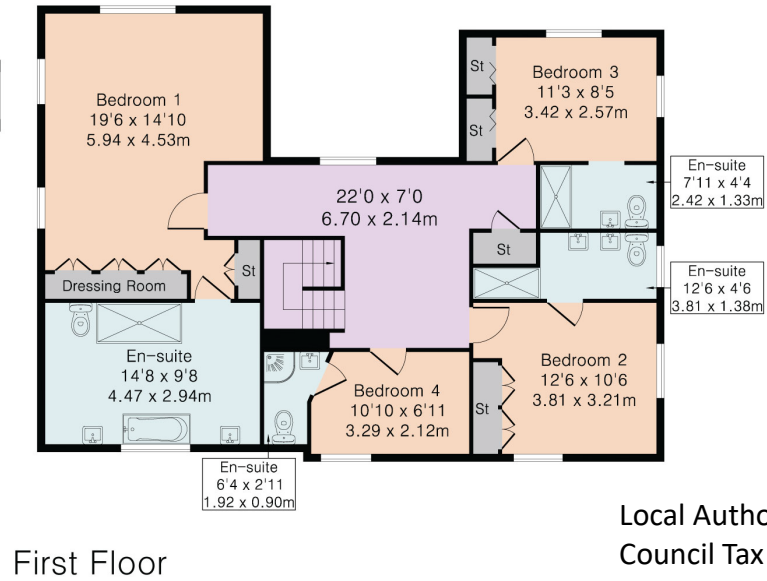
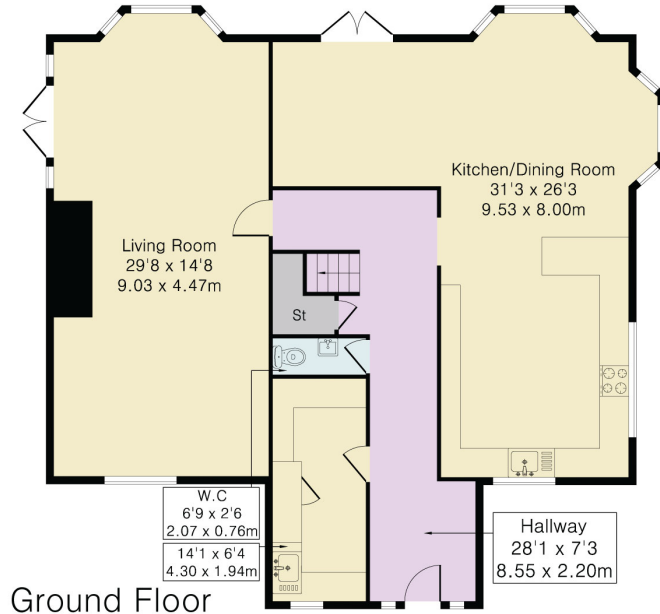








Approximate Gross Internal Area 2395 sq ft – 225 sq m  
 Ground Floor Area 1319 sq ft – 125 sq m  
 First Floor Area 1076 sq ft – 100 sq m



Local Authority: East Hertfordshire  
 Council Tax Band: C  
 Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		62
(39-54)	E		
(21-38)	F	32	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.

