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Ash Tree Lodge Moor Green, Arderley, Herts, SG2 7AT

Price Range £1,300,000

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Offered Chain Free – Guide Price: £1,300,000 - £1,400,000

Jonathan Hunt Buntingford proudly presents this exceptional four-bedroom detached home, set within a 1/3-acre plot in the peaceful hamlet of Moor Green. Located in a conservation area, the property enjoys stunning countryside views, backing onto a historic moat monument and overlooking protected parish land.

Beautifully renovated throughout, this home boasts underfloor heating across both floors, a handcrafted 23ft solid wood kitchen with quartz worktops and bi-fold doors, a light-filled lounge with a wood-burning stove, and a breakfast room leading to a study. The four spacious double bedrooms include a 15ft principal suite with an elegant en-suite bathroom.

Premium touches include Grohe fixtures, Scavolini fittings, and Italian oak vanity units in the luxurious bathrooms. Additional features include engineered oak flooring, a utility/boot room, and a gated entrance leading to a detached double cart lodge with off-street parking for multiple vehicles.

Blending modern refinement with countryside charm, this impressive home is a must-see. Viewing highly recommended.



ENTRANCE HALL

An oak storm porch provides a stately welcome, offering shelter as you approach the expansive entrance hall. A striking solid oak archway door, adorned with a refined glass panel, serves as a grand focal point, seamlessly blending traditional craftsmanship with contemporary elegance. Stepping inside, the eye is immediately drawn to the beautifully crafted solid oak staircase, its rich tones complemented by sleek glass balustrades, creating a sense of openness and sophistication as it ascends gracefully to the first-floor landing.

W/C 6'7" x 5'4" (2.03 x 1.63)

A stylish and convenient ground floor WC, featuring sleek tiling, WC with touch-button controls and a contemporary countertop basin, .

BOOT/CLOAK ROOM 6'7" x 3'9" (2.02 x 1.15)

A spacious and practical boot room/cloakroom, designed for effortless storage of coats, shoes, pushchairs, and everyday essentials. With ample space and thoughtful organization, it ensures a clutter-free entrance while adding convenience to family living

KITCHEN 23'10" x 20'5" (7.27 x 6.24)

The kitchen features elegant hand-painted units complemented by durable quartz work surfaces and a striking waterfall island. A Stoves induction range cooker, paired with a Stoves extractor, provides a high-performance cooking space. Integrated appliances include a full-height larder fridge and freezer, an AEG dishwasher, and a built-in wine cooler, alongside a dedicated pantry and wine rack for optimal storage. The space is illuminated by under-unit LED lighting and LED spotlights, enhancing both functionality and ambiance. Two butler sinks with a Quooker tap and drainer offer convenience, while stainless steel sockets with USB ports add modern practicality. A solid oak floor adds warmth and character, and a breakfast bar provides a casual dining area. Bifold doors seamlessly connect the kitchen to the rear garden, creating a bright and airy atmosphere.

UTILITY ROOM 10'0" x 7'4" (3.05 x 2.25)

The utility room is a well-appointed space, featuring an oil-fired boiler and a built-in water filtration system for added convenience. Stylish quartz work surfaces and matching upstands enhance the room's aesthetic appeal, while a range of eye-level and base-level cupboards provide ample storage. Thoughtfully designed for practicality, the room also benefits from plumbing for a washer and tumble dryer, making it a highly functional addition to the home.

LOUNGE 14'8" x 13'5" (4.49 x 4.09)

This inviting living space boasts beautiful solid oak flooring and at its heart, a traditional wood-burning stove, perfect for creating a warm and cosy atmosphere on chilly evenings. Modern downlighters provide a soft, ambient glow, enhancing the room's contemporary feel. Two double-glazed windows to the front aspect allow plenty of natural light to fill the space while ensuring excellent insulation and energy efficiency.

FAMILY ROOM 17'1" x 9'2" (5.22 x 2.81)

A beautifully bright and airy reception room offering generous space for multiple uses, including a child's playroom, TV room, or a cozy family lounge. Double-glazed windows at both the front and side flood the room with natural light. The rich solid oak flooring adds warmth and elegance, creating a stylish yet practical space.

BREAKFAST ROOM 10'7" x 9'4" (3.23 x 2.85)

Located just off the kitchen, the inviting breakfast room features solid oak flooring and seamlessly connects to the outdoors through elegant French doors that open onto the garden and patio area. This bright and versatile space also provides convenient access to a dedicated office or study, making it ideal for both relaxed dining and a productive home environment

STUDY 9'3" x 6'6" (2.83 x 2.00)

A practical and versatile home office/study with a delightful aspect over the rear garden, offering a serene and inspiring setting. Whether used as a dedicated workspace for remote work or a creative hobby room, this well-appointed area provides both functionality and tranquility, ensuring productivity in a comfortable environment.

FIRST FLOOR LANDING

The first-floor landing overlooks the impressive vaulted entrance hall, creating a striking sense of space and grandeur. Bright and airy, this elegant landing is enhanced by a skylight that floods the area with natural light, providing a welcoming and open atmosphere while offering seamless access to the first-floor rooms

PRINCIPAL BEDROOM 16'6" x 12'8" (5.04 x 3.87)

This spacious principal suite boasts bespoke Scavolini fitted wardrobes and vanity units, complemented by bedside downlighters, a T.V point, and USB sockets. Dual double-glazed windows to the rear and side provide natural light. The stylish ensuite features a double shower cubicle with an Aqualisa rainfall shower and control panel, a wall-hung WC with touch controls, a countertop basin, a heated towel rail, and an LED touch mirror, all finished with premium Grohe sanitary ware. A Velux window and extractor fan complete this sleek space.

EN-SUITE 6'7" x 6'1" (2.03 x 1.86)

A luxurious spa-like ensuite, designed for indulgence and relaxation. Fully tiled for a sleek and sophisticated finish, it features a wall-hung WC with touch-button controls, a stylish countertop basin, and an LED Bluetooth illuminated mirror which pairs with your device for music and radio streaming , all complemented by premium Grohe sanitary ware. The spacious shower cubicle is fitted with an Aqualisa rainfall shower and intuitive control panel, ensuring a rejuvenating experience. A heated towel rail adds warmth and comfort, while the tiled floor and extractor fan enhance both practicality and elegance

BEDROOM TWO 13'2" x 10'7" (4.02 x 3.24)

A spacious and carpeted double bedroom with a double-glazed window overlooking the rear aspect with a beautifully designed ensuite, fully tiled for a modern finish. Features include a wall-hung WC

with touch-button controls, a countertop basin, and a Bluetooth-enabled LED mirror which pairs with your device for music and radio streaming. The shower cubicle boasts an Aqualisa rainfall shower with a control panel for a luxurious experience. A heated towel rail, Grohe sanitary ware, tiled flooring, and an extractor fan complete this stylish and functional space.

EN-SUITE 6'6" x 5'9" (2.0 x 1.77)

FAMILY BATHROOM 11'10" x 5'9" (3.61 x 1.77)

A stunning family luxury bathroom featuring premium Scavolini units and sleek full-height tiling. Highlights include a freestanding bath with a floor-mounted tap and shower, a wall-hung WC with touch-button controls, and a stylish countertop basin set on Scavolini vanity cupboards with integrated shelving. An LED Bluetooth illuminated mirror which pairs with your device for music and radio streaming , heated towel rail, and Grohe sanitary ware add to the indulgent feel, while the tiled floor and extractor fan ensure practicality and comfort.

BEDROOM THREE 17'0" x 10'3" (5.2 x 3.14)

BEDROOM FOUR 16'6" x 8'3" (5.03 x 2.53)

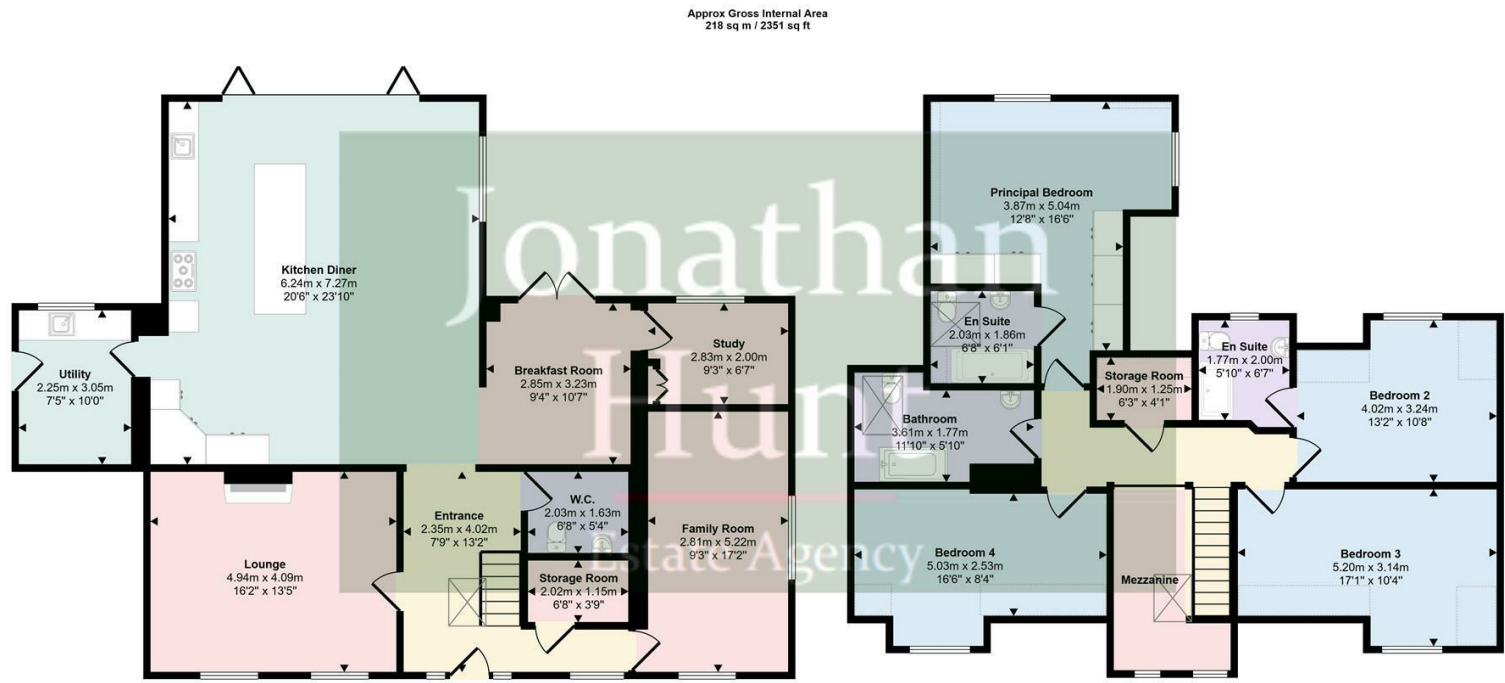
EXTERNAL

Accessed via twin gates, the substantial gravelled driveway offers secure parking for multiple vehicles. An impressive oak double car port, complete with power, lighting, and a loft area for additional storage, enhances both practicality and charm. The newly turfed front area, framed by brick edging, double gates, and post-and-rail fencing, creates an impressive and welcoming entrance. Set within a generous 1/3-acre plot, the beautifully maintained garden is mainly laid to lawn with a spacious patio area, ideal for outdoor dining and entertaining.

REAR ASPECT







Ground Floor
Approx 128 sq m / 1377 sq ft

First Floor
Approx 91 sq m / 974 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	