



Award winning property in about 6.78 acres of formal gardens and ancient woodland.

**Ever Green Lodge, Whipsnade, Bedfordshire, LU6 2LH**

Freehold



Beautiful woodland setting • 30' drawing room • Well fitted kitchen/breakfast room and utility room • Principal bedroom suite with south facing balcony • Three guest bedrooms with family bathroom • Stunning dining room • Garden room • Studio/home office • Store • Timber barn with space for three vehicles • Victorian style Greenhouse • Kitchen garden

### Local Information

Mileages approx.  
Berkhamsted 10.3 miles  
Luton Parkway Station 9 miles  
Harpenden 10 miles  
M1 (J9) 6.5 miles

On top of the Chiltern Hills, an area of outstanding natural beauty, Ever Green Lodge is located just off the attractive village green of Whipsnade. The area is popular and predominantly known for the open spaces of Whipsnade Zoo and the nearby Tree Cathedral.

The village itself is very pretty with many period houses and an old church overlooking the green. The surrounding countryside is simply beautiful with Dunstable Downs and the Icknield Way providing popular destinations for walking, cycling, horse riding and gliding. The bustling market town of Tring offers local shopping facilities and there are more comprehensive facilities available at both Berkhamsted and Harpenden, both of which have a good choice of supermarkets.

For education, there are a variety of primary schools at Harpenden, Studham, Kensworth and Dagnall. Senior schools are available at Harpenden. Private schooling at just over 3 miles away at Beechwood Park Preparatory School with further

senior schooling at Berkhamsted and St Albans.

Rail travel is available from Luton Parkway Station to London St Pancras International with the fast train journey time of approximately 23 minutes. The M1 is accessed at junction 9 connecting to the M25 at junction 21A.

### About this property

It is rare to find a home so well located in a rural setting which is still perfectly positioned for access to amenities. Situated at the end of a lengthy private road the house enjoys great seclusion. Bordered by fields and woodland it is easy to believe you are miles away from anywhere.

A triumph in its design, the house has been completely refurbished to provide a family home with a distinctly continental contemporary feel with charming Arts and Crafts overtones. Stripped back to its bare bones the house has been meticulously designed for the owners to reflect modern minimalist living with a traditional feel. Extensive use of exposed structural green oak beams, attractive Junckers solid wood flooring, a practical choice with underfloor heating, provides a fabulous contrast between the modern and traditional. Fitted with fibre to the property (FTTP) home workers are able to work seamlessly with fast upload and download speeds. With





bedrooms on both the ground and first floors the house offers flexible living to suit changing family dynamics.

A very impressive bright and airy hallway with double height volume up to the roof has a stunning glass walkway at first floor level. With a delightful open plan feel the house has a really good flow between the reception rooms and the kitchen/breakfast room; perfect for effortless entertaining.

The drawing room is a delightful triple aspect room which extends to over 30ft and has a wood burning stove as an attractive central feature. This room divides perfectly into three zones and is currently arranged as a sitting area, library with space to settle down with a book and a TV den.

The kitchen/breakfast room has a range of elegant fitted cabinets arranged around a central island with breakfast bar. Ideal for informal suppers or catching up over a glass of something chilled. With a comprehensive range of high quality integrated appliances including a catering style gas hob, this provides the opportunity for the keenest of cooks to get creative. Adjacent is a well fitted utility room with sink and space for two laundry machines. Open plan to the kitchen/breakfast room is a cleverly designed dining room with tall windows overlooking both the drawing room and hallway. A lovely room to settle down to family meals or get-togethers with friends.

Located off the kitchen/breakfast room is a delightful garden room

with views over the gardens and woodland. The floors are an attractive Indian slate which adds to the natural feel of the house.

An inner hallway leads to the two guest bedrooms and a well-appointed family bathroom with a modern roll top bath and walk-in shower. Coupled with the cloakroom and en-suite bathroom busy morning queuing is kept to a minimum.

Up on the first floor is the principal suite with a range of fitted cupboards and windows on three sides. Showcasing vaulted ceilings with exposed beams this is a stunning room and has the added benefit of a south facing balcony; early morning coffee or tea with the best of far reaching views. An en-suite bathroom is beautifully presented with a minimalist design bath, the kind of which that you would expect to see in a luxury hotel or spa retreat. The simplicity of the design promotes a feeling of tranquility and relaxation. Completing the suite is a separate walk-in shower and his and hers basins supported by attractive Catalan gris limestone with feature fossils.

Across a breathtaking glass walkway is a bright and airy bedroom which has a wall of fitted cupboards which extend into the eaves.

#### **Studio/office**





With over 400 sq ft of space and ample fitted storage cupboards, this is a bright and well-appointed space ideal for those who want to get creative or simply a perfect place for a sizeable home office. With a wood burning stove to keep the place warm during the winter and windows on two sides to allow summer breezes to flow through, this is a space for all seasons. Attached to one side of the studio is a useful store room, ideal for gardening equipment with space for a sit-on mower.

#### Outside

A carriage driveway leads from the private lane via a five bar gate up to the house and timber barn with parking for three cars and extensive log storage. There is additional parking adjacent on a wide graveled area.

Beautifully presented formal gardens surround the house with verdant lawns interspersed by varied trees and shrubs. Elegant parterre beds border a delightful seating area which overlooks the woods. Planted with irises, lilies and bulrushes a natural pond provides a haven for wildlife including frogs, toads and newts with various birds visiting to cool off.

Leading from the gardens is an informal path which meanders through the ancient broadleaf bluebell woodland which is part of the Sallowsprings nature reserve and is home to spotted woodpeckers, a resident owl and visiting muntjac deer.

For the keen gardener or even a first time grower there is a

Victorian styled greenhouse by Hartley Botanic Limited. Integrated cold frames to either side of the porch provide extra growing space.

Neatly arranged raised growing beds are set to one side of the gardens along with a large netted cage for soft fruits and other edibles. An ideal set up for those wishing to embrace the benefits of raising home produce.

#### Tenure

Freehold

#### Local Authority

Central Bedfordshire Council

#### Energy Performance

EPC Rating = E

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Harpenden Office.

Telephone: 01582 465 000





Approximate Area = 228.1 sq m / 2455 sq ft  
 Outbuilding = 68.8 sq m / 740 sq ft  
 Total = 296.9 sq m / 3195 sq ft (Excluding Voids / Carport)  
 Including Limited Use Area (10.9 sq m / 117 sq ft)  
 For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	60
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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