



Wonderful detached family house with land and views.

Heston Paddocks, Drivers End, Codicote, Hitchin, Hertfordshire, SG4 8TR

Guide Price £1,800,000 Freehold



About three acres • Lovely westerly facing gardens • Bright, flexible and spacious accommodation • Extensive garaging • Stables and barns • Paddock

Local Information

Mileages Approx:

Codicote village 1.2 miles, Knebworth Station 2.1 miles - London Kings Cross from 25 minutes, A1(M) junction 6 3.7 miles, Stevenage 4.9 miles, Welwyn Garden City 6.1 miles, Hitchin 7.2 miles, London Luton Airport 9.7 miles

Drivers End is an attractive hamlet surrounded by stunning open countryside and located just 1.2 miles from the popular village of Codicote.

Codicote is a large village, approximately 7 miles south of the town of Hitchin. It has an array of timber-framed and chequered brick houses, intermingled with more modern architecture, lending the village its lovely timeless charm. Local shops for basic day to day needs are on the small High Street, with more comprehensive facilities being available at either Hitchin, with its bustling Georgian market square and sophisticated shops, or Welwyn Garden City, which has a large branch of John Lewis and Waitrose.

Primary state education is available with a school in Codicote. State secondary education is provided by schools in nearby towns and the vast majority of pupils move on to Hitchin Boys' School, Hitchin Girls' School and Monk's Walk School. Private schooling is well catered for in nearby towns, including Datchworth School. Road and rail communications are excellent, with a regular commuter rail service from Knebworth; and fast routes in to London from Stevenage. The A1(M) and the M25 provide access to the wider national motorway network.





About this property

This wonderful country house is brought to the open market for the first time in over 35 years and represents a fabulous opportunity for those who are looking for a peaceful country home, yet want the convenience of being within easy reach of a local village or a larger town with direct access by rail into central London. The property will also appeal to those who have an equestrian interest or just want land for other recreational uses.

Heston Paddocks is an attractive detached family house, which offers bright and spacious accommodation over two floors extending to over 2,700 sqft, and boasts a fabulous westerly facing rear garden and paddock beyond.

There are many features of note, both inside and out and such features include -

- * Aga to kitchen
- * 39' x 25' L shaped sitting/dining room
- * Attractive open fireplaces
- * Family room and snug
- * Principal bedroom with large adjoining room offering a multiple of uses
- * Bedroom with adjoining dressing room
- * Further bedrooms, one with en suite
- * About 3 acres in all
- * Wonderful mature gardens
- * Mainly level paddock with separate access
- * Stable yard and barns
- * Integrated double garage
- * Detached double garage/storage





The house is approached over a gravel carriage driveway and continues round to the far side of the house where one of the double garages and further parking can be found. The gardens are just delightful and include a rose garden where once upon a time a swimming pool could be found. Beyond, and for those with an equestrian interest, a dedicated stable yard on a concrete base and apron can be found. There are four loose boxes with light, power and water connected, and adjacent, are two barns, one for garden machinery and an open barn for hay/feed/wood store.

From both the gardens and the stable yard, gates lead into the paddock which is enclosed, in the main, by post and rail fencing.

Tenure

Freehold

Local Authority

North Hertfordshire District Council

Council Tax

Band = H

Energy Performance

EPC Rating = F

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Harpenden Office. Telephone: +44 (0) 1582 465 000.







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Heston Paddocks, Hitchin

Main House gross internal area = 2,708 sq ft / 252 sq m
Garages & Boiler Room gross internal area = 697 sq ft / 65 sq m
Barn gross internal area = 532 sq ft / 49 sq m
Stables gross internal area = 482 sq ft / 45 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)		61
A		
(81-91)		
B		
(69-80)		
C	32	
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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