



**Bryan Bishop**  
*and partners*

**1 Lodge Farm**  
**Heath Lane**  
**Codicote**







# 1 Lodge Farm

## Heath Lane

### Codicote

#### Summary:

Bryan Bishop and Partners are delighted to bring to the market this exceptional seven bedroom, five bathroom family home in the much sought after village of Tewin. Set along a quiet residential cul de sac within a small gated development of premium luxury residences, yet with an easy walk to a number of fine country pubs, as well as the village green, tennis club and cricket club, this wonderful property offers spacious and versatile accommodation arranged over three floors, presented in absolutely immaculate condition inside and out, and offers a detached double garage and beautifully designed gardens, all enclosed by its own secure gated boundary.

#### Accommodation:

The aptly named Rose House is a very attractive property, exhibiting a skilfully curated style and elegance that shows a fabulous eye for design and proportion, and that appeal is immediately apparent as you approach. Strong brick pillars topped with lovely stone finials flank the remotely operated front gates that open to reveal a delightfully ornate part glazed porch set beneath a tiled roof. Creative planting softens the red brick frontage, with fabulous climbing roses framing the large sash windows of the living room and family room.

Inside is a neat entrance lobby, nicely lit by the full height, multi pane windows either side of the front door, which opens via double doors into the main entrance hall. The entrance hall is a nicely balanced space ensuring a warm and comfortable welcome is extended to all your guests, and has an easy flow into the rooms around it with the pretty bull nosed staircase, boasting decoratively carved spindles and newel posts, turning as it climbs up to the first floor. Double doors open into the front facing living room and family room, with the hallway extending through the house leading to the well placed study/office, the utility room, kitchen and an ideally located guest cloakroom. The family room is a light and bright room thanks to the generous window overlooking the front. The double doors from the entrance hall are arranged across one corner of the room, which is cleverly matched by an elegant fireplace occupying the opposite corner, with subtle downlights set into the underside of the mantel.

Adjoining the family room is a useful study/office which is comfortably large enough to provide a comprehensive work from home facility with multiple work stations and the necessary ancillary storage for files and business records. Of course this house is blessed with a substantial number of rooms on the two floors above, any one of which would also make a superb home office, leaving the ground floor room free for any number of alternative uses should that suit your needs. Certainly it would make a terrific playroom, kids TV room or games room, enjoying as it does a nice central location within the house.

The living room is quite spectacular, and again is an elegant and perfectly proportioned space which is certainly large but also well balanced. Flooded with natural daylight from two full height windows to the side aspect and the large window to the front, it also has abundant light flowing in unhindered from the glorious dining room to the rear, to which it is joined by an open archway. Double doors link the room to the entrance hall, giving a valuable option to open the main living areas out into a free flowing semi open plan arrangement, absolutely ideal when entertaining guests, or to close them off for a more intimate and private atmosphere. The outside wall opposite the double doors presents a wonderful modern fireplace, matching stylistically the one in the family room, offering a fabulous focal point between the two windows, with ample floor space available to configure and furnish as you wish.

The dining room is connected open plan to the living room and on into the kitchen and enjoys a stunning situation, with a substantial roof light set into a deep recess in the centre of the ceiling joining with a large set of glazed sliding doors out into the garden to bring all of the benefits of a conservatory without any of the drawbacks. It is a capacious area that is more than able to accept a large dining suite and other occasional furniture besides, as well as benefiting from a set of fitted cupboards matching those in the kitchen along one wall. A simply delightful place to host lunches and dinner parties any time of the year.

The adjoining kitchen is a design masterpiece, making creative use of the substantial space available to provide a fitted kitchen with a superb ergonomic layout as well as seamlessly connecting the double glass doors at one end through to the dining area whilst simultaneously providing a breakfast bar and a cleverly imagined worktop shape that both links the different spaces and yet subtly delineates them from each other. There is a comprehensive array of brilliant white handle-free cabinets that establish a slick minimalist visual effect and ensure more than ample storage, whilst housed within them is a full complement of premium branded appliances that are sure to meet all your family's needs. Both the dining room and kitchen have gorgeous matching stainless steel radiators, sinuously twisting as they rise the full height of the wall. The kitchen is ably supported by an adjacent utility/laundry room that also has a separate external door out into the rear garden, really enabling you to keep the kitchen clutter free.











Beyond the dining room is the kitchen, abundantly lit by windows to two aspects, as well as a glazed panel door opening directly into the garden. A neat ergonomic design ensures everything you may need falls readily to hand, with one end of the room having a comprehensive array of wall and floor mounted cupboards fitted around the perimeter in a pleasing limed oak finish. A range of appliances are integrated within the cupboards, with open spaces left around the room for a double width range style cooker and other larger free standing appliances.

Up on the first floor a generous upper hallway leads to three double bedrooms and the superb family bathroom, with a bath complete with shower attachment and fitted screen. All of the bedrooms feature two windows, ensuring they are light and airy spaces, with one of them also boasting a private ensuite shower room. The winding staircase then continues up to the second floor, which has eaves storage and two large bedrooms, both with multiple roof lights. One of the bedrooms features a beautiful ensuite shower room. Whilst they are currently configured as bedrooms, and performing excellently in that role, the upper suite of rooms offer real flexibility as to their use, presenting an obvious opportunity to have a lounge and bedroom forming a semi independent living space that would be perfect for a young adult still living at home, offering a good degree of privacy yet still nicely connected to the rest of the house.

A few yards from the main house, attached to the garage block, is a separate annexe. Known as "The Studio", this neat residential space is fully fitted out with a kitchen area, a shower room and a mezzanine floor bedroom, with plenty of remaining open space for a lounge/dining room. Ideal for any number of uses, this space really boosts the flexibility and adaptability of the property, and could be a real boon for multi-generational living, offering fully independent accommodation for a relative, whilst keeping them connected to you on a day to day basis. It would also perform admirably as a substantial office space, or could be used to generate some additional family income as a residential or holiday let.

#### Exterior:

The gated front entrance opens onto a long driveway that bisects two substantial areas of lawn as it flows up to the house, before opening into a capacious parking area alongside the annexe and the adjoining garage. There are also two additional parking spaces within the communal area of Lodge Farm. The house presents a wonderful vista, sitting very comfortably within the grounds, surrounded by a boundary comprising flint and brick walls and high hedges. Deep borders surround the lawns, displaying a wonderful variety of plants, bushes and shrubs, and a number of seating areas form delightful oases of sheltered calm, ideal for dining al fresco and catching up with friends whilst enjoying the lovely natural surroundings of the expansive west facing grounds.

#### Location:

This lovely home is perfectly placed to benefit from the great amenities within Codicote village, being positioned within the village itself just a few metres from the high street. This ideal location also offers excellent connectivity, with J6 of the A1(M) reachable within a few minutes drive, and Welwyn North, Knebworth, and Stevenage train stations all within a 15 minute radius, thereby offering a lovely semi-rural setting, yet still with exceptional links to both London and The North. The village itself boasts a variety of amenities, including a butcher's shop, restaurants, pubs, a chemist, convenience stores, dry cleaners and bakers. as well as the Codicote C of E primary school adjudged "Outstanding" by Ofsted.



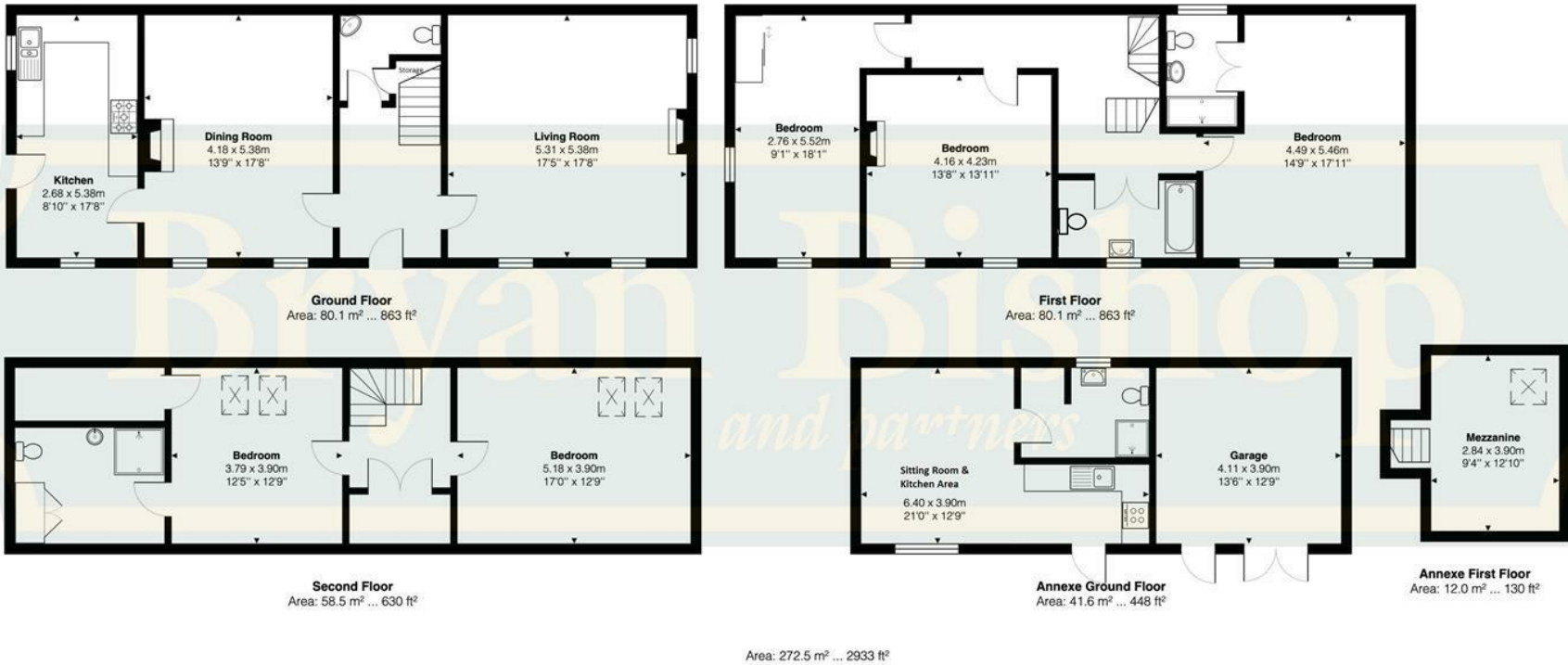












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive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













**One Bedroom  
Self Contained  
Annexe**





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