



Church Lodge

Stagenhoe Park, St Pauls Walden, Hitchin,
Hertfordshire, SG4 8BX

Guide Price £1,750,000

country
properties

****An Exceptional Four Bedroom Country Residence with One Bedroom Detached Annexe, Extensive Garaging and 2.5 Acres of Beautiful Grounds****

Occupying an enviable position within the prestigious Stagenhoe Park Estate, Church Lodge is a distinguished four-bedroom detached family home set within approximately 2.5 acres of beautifully landscaped gardens and grounds. Combining generous and versatile accommodation, the property benefits from a detached one-bedroom annexe, garaging and an idyllic rural setting.

The Main Residence: occupying over 2500 sqft of accommodation offers a welcoming entrance opens into an elegant dining hall, leading through to the impressive living room, where a magnificent inglenook fireplace creates a wonderful focal point. The well-appointed kitchen offers ample storage and workspace, while the bright sunroom enjoys beautiful views across the gardens.

The first floor provides four generously sized bedrooms and three bathrooms, including a luxurious principal suite. A versatile attic room offers further accommodation, ideal as a home office, studio, hobbies room or occasional guest bedroom.

Self-Contained Annexe: occupying over 600 sqft of accommodation this detached one-bedroom annexe provides excellent independent accommodation, ideal for multi-generational living, guests or home working.

The ground floor comprises an open-plan kitchen/living area and bathroom, with a spacious double bedroom and separate WC on the first floor.

Outside: A generous driveway provides extensive off-road parking and leads to a substantial 37ft garage, offering excellent storage, workshop potential or secure parking.

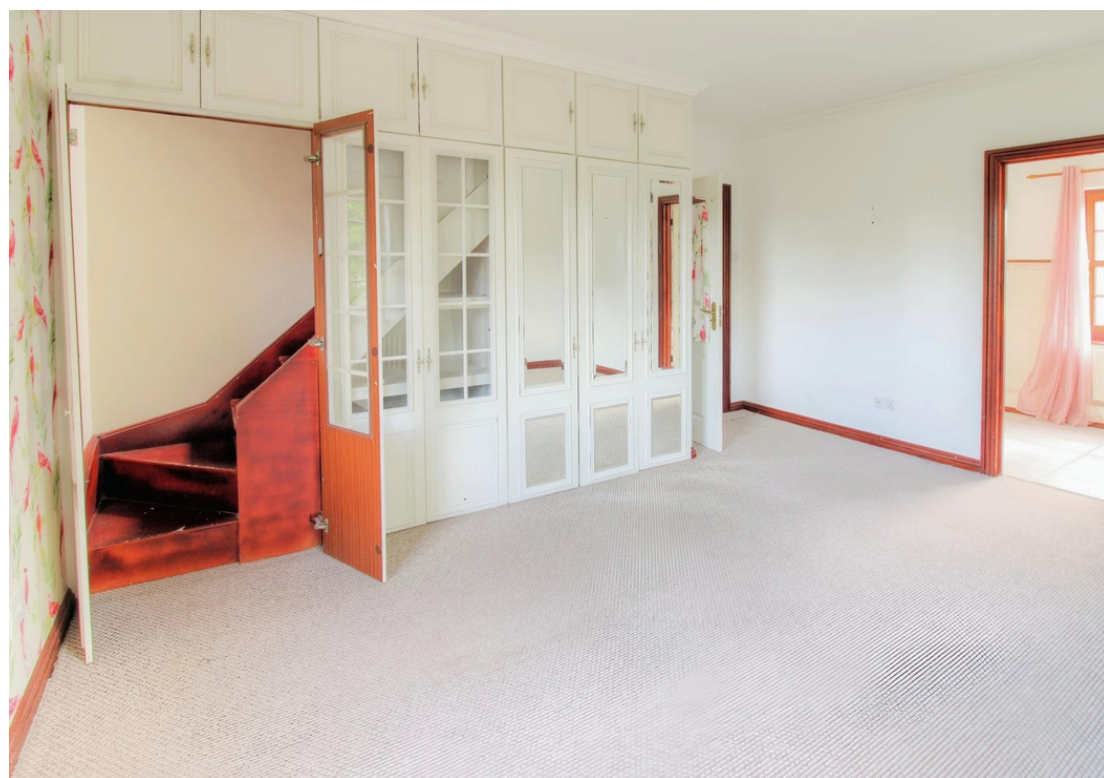
The beautifully maintained gardens and grounds extend to approximately 2.5 acres, featuring expansive lawns, mature trees, established planting and secluded seating areas, creating a private setting for family life and outdoor entertaining. Part of the grounds is currently used as equestrian and there is stabling potential. Two dwellings formerly stood within the grounds and were demolished in 1995, their bases remain and there is potential to restore or develop STPP.

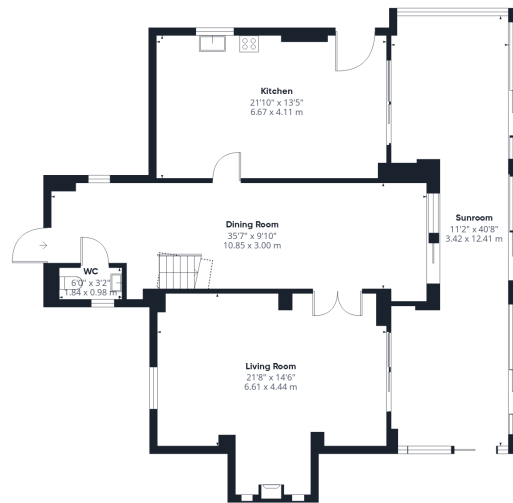
Church Lodge successfully combines period elegance with modern family living in an exclusive countryside setting. With its magnificent grounds, detached annexe and outstanding location within the sought-after Stagenhoe Park Estate, this is a truly special home that must be viewed to be fully appreciated.

- Exceptional detached country residence
- Prestigious Stagenhoe Park location
- Approximately 2.5 acres of private gardens and grounds
- Four spacious bedrooms and three bathrooms
- Elegant dining hall and well-appointed kitchen
- Characterful living room with impressive inglenook fireplace
- Bright and spacious sunroom overlooking the gardens
- Detached self-contained one-bedroom annexe
- Beautiful rural setting with excellent access to nearby towns and transport links
- Substantial 37ft garage with extensive driveway parking
- 1.8 miles, 5 mins drive to St Paul's Walden Primary School and Nursery

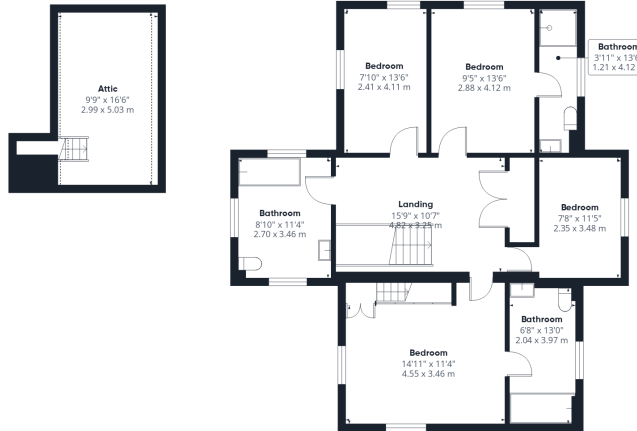








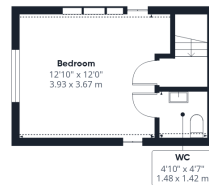
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 1 Building 2



Floor 0 Building 3

Approximate total area⁽¹⁾

3890 ft²

361.3 m²

Reduced headroom

43 ft²

4 m²

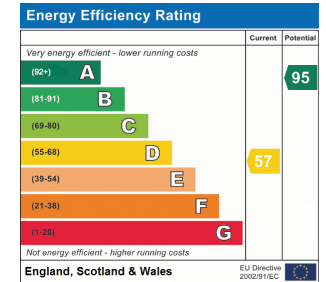
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

Country Properties | 81, Hermitage Road | SG5 1DB

T: 01462 452951 | E: hitchin@country-properties.co.uk

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