Cleve Lodge, 13 Aston Bury Manor, Aston



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A beautifully presented four-bedroom barn conversion with characterful interiors and versatile additional accommodation, set within the private grounds of Astonbury Manor, just outside the desirable village of Aston.

Cleve Lodge is an attractive Grade II listed four-bedroom home occupying a private position within the grounds of Astonbury Manor, around three miles from Stevenage. Converted from a traditional barn, the house combines weatherboarded elevations with exposed timber framing and beams, while a separate two-bedroom annexe provides valuable additional accommodation for family or guests.

The main house opens into a welcoming reception hall with full-height windows, exposed beams and brickwork, and an oak staircase rising to the galleried landing. The formal dining room is positioned to the rear, while the impressive 28ft sitting room has a dual aspect, double-height ceiling and substantial brick-built fireplace, creating an excellent space for both relaxed family life and entertaining. The ground floor also includes an en suite double bedroom, ideal for guests, together with a well-equipped kitchen featuring wooden wall and base units, integrated appliances and adjoining utility room.

Upstairs, three further bedrooms include the principal bedroom, which benefits from a south-facing aspect, fitted storage and en suite shower room. A separate dressing room with built-in wardrobes provides useful additional space, while the airy galleried landing creates an attractive connection between the bedrooms and overlooks the reception hall below. A family bathroom completes the first-floor accommodation.

The two-storey annexe offers considerable flexibility, with a reception hall, sitting room, WC and shower room on the ground floor, and a study and two bedrooms above. The building also incorporates two garages providing secure parking and is accessed via the shared rear courtyard, making it particularly useful for guests, relatives or those requiring independent accommodation. The house and annexe are surrounded by the attractive grounds of Astonbury Manor, with well-tended lawns, mature trees and clipped hedgerows creating a peaceful and private setting.

1,729 sq ft (161 sq m)
3 reception room
4 bedrooms
3 bathrooms
Garage
Freehold, Village

Guide price £900,000













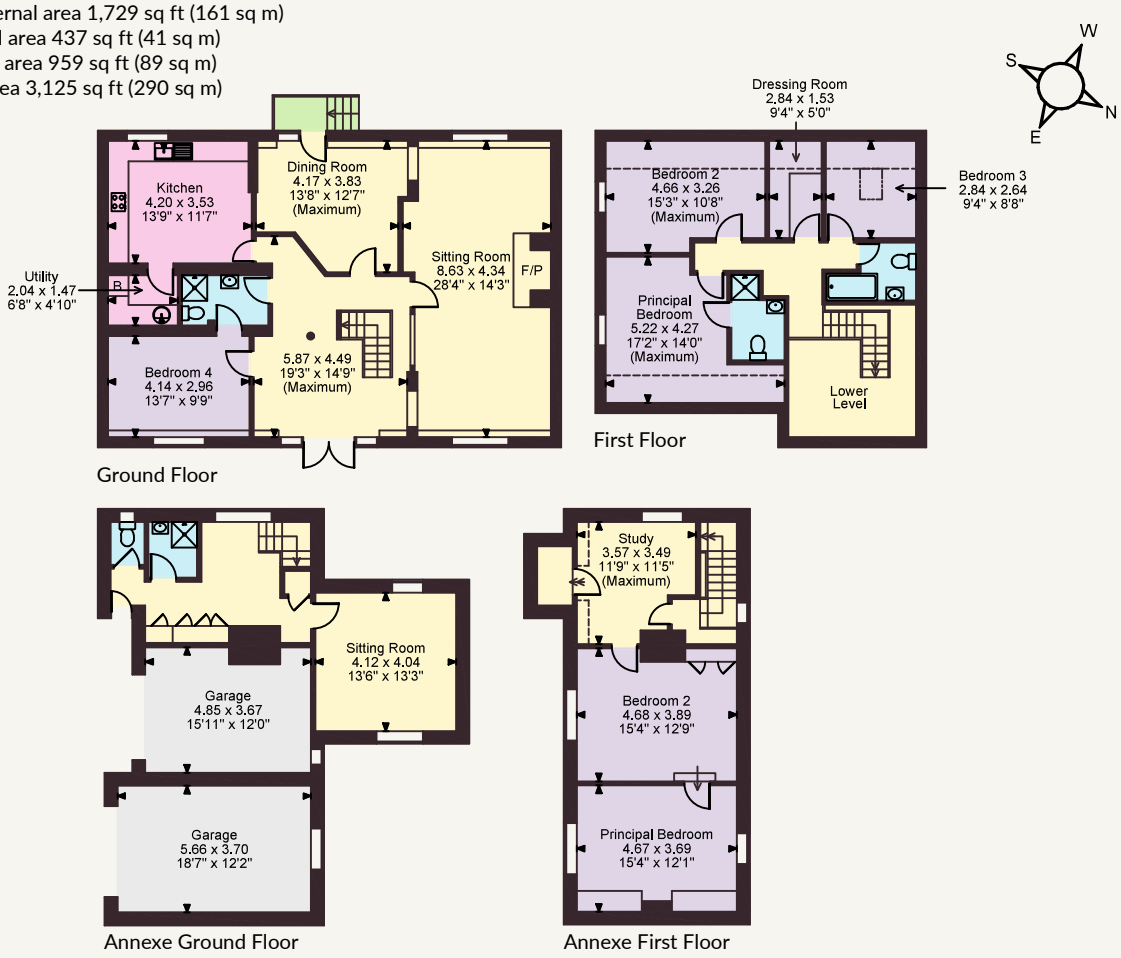
Location
The property is approached via a private driveway roughly a 3/4 of a mile off Aston Lane. It is set within 17/18 acres of shared parkland which includes a lake, a pond and a tennis court and occupies a peaceful position just outside of the sought after village of Aston, surrounded by attractive Hertfordshire countryside and close to the amenities of Stevenage which offers a wide choice of shops, restaurants, leisure facilities and everyday services. The historic market town of Hitchin is also within easy reach, providing further shopping, dining and cultural attractions. The area benefits from strong schooling, with well regarded independent schools including Kingshott School and St Christopher School, while Haileybury is also accessible.

Transport connections are excellent, with Stevenage station providing fast services to London King's Cross and St Pancras International. The A1(M) offers convenient road links towards London, Cambridge and the wider motorway network, while both Luton and Stansted airports are within easy reach.

Postcode region: SG2

General
Local Authority: East Hertfordshire
Services: Elextricity, mains gas and drainage
Council Tax: Band G
EPC Rating: D
Tenure: Freehold
Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/
https://checker.ofcom.org.uk/en-gb/

Cleve Lodge, Aston, Stevenage
Main House internal area 1,729 sq ft (161 sq m)
Garages internal area 437 sq ft (41 sq m)
Annexe internal area 959 sq ft (89 sq m)
Total internal area 3,125 sq ft (290 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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