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**"LITTLE FOXES", WOOLLENS BROOK,
HODDESDON, HERTFORDSHIRE, EN11 9BN.**



SECLUDED GROUNDS APPROACHING THIRD OF AN ACRE

Little Foxes dates back to the mid 1930's and has been in the same family for over two decades, during which time the property has been enlarged and renovated to an exacting standard with a great deal of thought and attention specified to the arrangement of the accommodation to create a truly outstanding five/six bedroom home, bursting with natural daylight and enjoying the benefit of generous sized, superb and secluded grounds approaching a third of an acre.

Neighbouring market towns of Hertford and Hoddesdon provide a wide range of amenities, the property is located within the catchment area of highly regarded schools' colleges and academies. Transport links by road and rail are easily accessible.

For those purchasers seeking a property with substantial sized grounds and accommodation will not fail to be impressed by this truly exceptional family home.

SUMMARY OF ACCOMMODATION

****BRIGHT AND SPACIOUS RECEPTION HALL****

****TRIPLE ASPECT SITTING ROOM****

****SEPARATE DINING ROOM****

****KITCHEN/BREAKFAST ROOM****

****LAUNDRY ROOM****

****STUDY/LIBRARY/SIXTH BEDROOM****

****SHOWER ROOM****

****PRINCIPAL SUITE WITH EN-SUITE BATHROOM****

****GARAGE/STOREROOM****

SUMMARY OF ACCOMMODATION CONTINUED

FOUR/FIVE FURTHER BEDROOMS AND FAMILY BATHROOM

GAS CENTRAL HEATING AND DOUBLE GLAZING

**SECLUDED GROUNDS APPROACHING A THIRD OF AN ACRE,*

WIDE DRIVEWAY WITH AMPLE PARKING, COURTYARD

Wide semi-circular priory style block paved steps lead up to the solid core composite entrance door, affording access to:

RECEPTION HALL *Bright and spacious double height ceilings with Velux windows flooding the area with natural light. Solid wood turning staircase with decorative balustrade and wooden handrail affords access to the first-floor landing, with deep under stairs storage cupboard. Amtico stone effect flooring, spot lighting and radiator, wall mounted central heating controls. Double doors lead to the dining room, with further panelled doors leading to the principal bedroom suite, shower room and study while a wooden surround opening leads to the kitchen/breakfast room, with further double opening doors affording access to the:*

TRIPLE ASPECT SITTING ROOM *23'1 x 17'4 Sliding patio doors lead to the raised decked terrace with views over the formal garden, leaded light windows either side of French doors leading to the sun terrace, further leaded light window with views over the entrance and driveway, coved ceiling, four wall light points, two radiators. Feature stone hearth with inset up- spotlighting to enhance the Camina wood burner.*



DINING ROOM *23'1 x 9'3 Dual aspect, sliding patio doors lead to the sun terrace, further window overlooks the rear courtyard with a radiator below. Amtico stone effect flooring, spotlighting and additional pendant lighting. Fitted to one corner are high gloss cupboards and base units with marble effect surface and mirror splash back. Four wall light points and cove ceiling.*



PRINCIPAL BEDROOM SUITE *12'1 x 12'4 Window overlooking the courtyard, radiator below, two wall points with dimmer controls. Built in wardrobe with sliding mirror fronted doors to one wall. Panelled door leading to the:*



EN SUITE BATHROOM 6'6 x 6'5 Obscure glazed window to side, partly tiled in quality wall ceramics, wood effect flooring. Suite comprising panelled bath with mixer tap and separate handheld shower, low flush W.C., vanity unit with inset wash hand basin, mixer tap and cupboard below, mirror with light above, double radiator and spot lighting.



SHOWER ROOM 8'3 x 6'2 Obscure glazed window. Tiled in quality wall and floor ceramics to complement suite comprising walk in shower cubicle with mains fed mixer shower and glazed door, wash hand basin with mixer tap, shaver point and cupboard below, low flush W.C., spotlighting, extractor fan and double radiator. Door to built in cupboard housing Mega Flow cylinder with linen storage shelving, further storage cupboard above.



STUDY/LIBRARY/BEDROOM SIX 11'11 x 10' Leaded light window overlooking the front entrance with radiator below. To one wall are fitted cupboards with sliding doors. Open shelving to a second wall with central desk recess, media points and dimmer controls for the spotlighting.

KITCHEN/BREAKFAST ROOM 20'4 x 11'6 Dual aspect with leaded light window overlooking the front entrance and driveway, part glazed door with adjacent window giving access to the courtyard. Radiator, polished stone effect flooring and partly tiled in quality wall ceramics. Fitted with a range of solid maple wall and base units with trough lighting, ample concealed lit granite effect working surfaces incorporating stainless steel single drainer one and half bowl sink unit with mixer taps and cupboards below. Inset four ring gas hob with extractor hood above. Two Built in Neff full size single ovens with adjacent built in microwave, plumbing and space for dishwasher. Glass shelf display illuminated cabinets with glazed doors, drawers and cupboards below. Large area for breakfast table with radiator, coved ceiling and spot lighting. Part glazed door leading to the:



LAUNDRY ROOM 18'2 x 6'7 Triple aspect leaded light window and part glazed door to front. Further two windows overlooking the courtyard, radiator and spot lighting. Access to loft. Fitted with a range high gloss wall and base units with one cupboard concealing the Valliant central heating boiler (fitted approximately eighteen months ago), ample working surfaces incorporating stainless steel single drainer sink unit with mixer tap and cupboard below. Plumbing for washing machine and tumble dryer with space for second dishwasher. Quarry tiled flooring, coved ceilings, cloaks hanging space with high level shelves and door to:

GARAGE/OFFICE 18'2 x 14'6 With a variety of options for alternative use. Power and light connected. Ample shelving to walls, space for additional fridges and freezers, up and over electric door.

FIRST FLOOR LANDING Bright and spacious first floor landing. Velux style windows flood the stairwell and landing with natural light. Spot lighting, doors to two built in storage cupboards with light connected and ample shelving, pine doors to eaves storage cupboards, doors to bathroom and bedrooms, further door to:



BEDROOM TWO 18' x 12'4 Triple aspect, Velux windows, leaded light window to side, spot light track with dimmer lighting controls, wood panelling at lower level. Floating vanity unit with inset sink and brass waterfall mixer tap, high gloss door below and part tiled floor.



THIRD BEDROOM 16'11 x 10'1 Dual aspect with Velux window to front and window overlooking the lawned garden with radiator below. Door to eaves storage, spotlighting, contemporary vanity unit with inset sink, black mixer tap and high gloss drawer below



FOURTH BEDROOM 13'3 x 6'10 Window to rear and Velux skylight with radiator below, spot lighting and shelving.

FIFTH BEDROOM 11'5 x 9'10 Velux window, recess wardrobe, spotlighting and radiator.





***FAMILY BATHROOM** 6'2 x 6'1 Velux window, tiled in matching quality wall and floor ceramics to complement the suite comprising: tiled panelled bath with wall mounted shower and glass screen. Wash hand basin with chrome mixer tap and cupboards below, low flush W.C. with concealed cistern, mirror with light above. Radiator and spotlighting. Access to loft.*

EXTERIOR

A red brick wall with matching brick built piers, with valet inset lighting provides an elegant entrance to Little Foxes. The wide driveway is paved with priory blocks in a decorative pattern and provides ample parking for up to ten vehicles. Dense hedgerow provides excellent screening from the road. Panelled fencing and mature conifers also provide seclusion. Further panelled fencing and matching gateway lead to the decked area arranged over two levels, a further timber gate leads to the side courtyard where a log store and timber garden shed can be found.



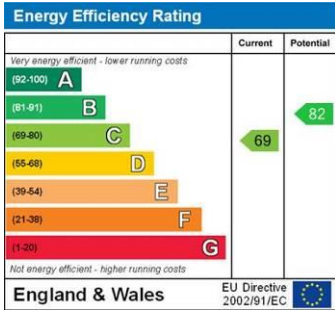
The raised decked terraced is connected by a wooden staircase which provides a good vantage point from where to sit and enjoy the grounds. The area below the terrace decking provides a large storage area. A combination of specimen trees, conifers, panelled fencing all provide an excellent degree of screening and seclusion to the property and gardens.

The paved pathway meanders to the lawned area, raised sleepers maintain wide well stocked borders with an abundance of well-established evergreens and flowering shrubs. To the corner is a large summer house. At night the lawns are floodlit ideal for a game of football or volleyball. A paved sloped pathway leads to a set of decked steps giving access to the courtyard. Solid timber open structure provides the ideal covering for a barbeque area with light, power, and water all connected. At night the property and grounds are enhanced by external lighting.



PRICE: £885,000. FREEHOLD

Energy Performance Graph



The full Energy Performance Certificate can be viewed at our office or a copy can be requested via email

Floor Plans

These drawings are not to scale and should be used for observational purposes only

Approx Gross Internal Floor Area: 2526sq ft / 235sq m (Incl Garage)



Redress Scheme: - The Property Ombudsman - www.tpos.co.uk



VIEWING: By appointment with Owners Sole Agents -
please contact: JEAN HENNIGHAN PROPERTIES - telephone 01992 445055

Important Note One: To conform with the new E.C. Money Laundering Directive, purchasers are now required to provide photographic identification in the form of a passport or drivers license together with a copy of a recent utility bill. We would recommend that prospective purchasers have these documents available to save any delay, when a sale is agreed.

Important Note Two: These sales particulars have been prepared by Jean Hennighan Properties upon the instructions of the vendor(s) and do not constitute any part of a contract. Services, fittings and equipment referred to within have not been tested (unless otherwise stated) and no warranties can be given. All measurements are approximate and are for descriptive purposes only. Accordingly, the prospective purchaser(s) must make their own enquiries regarding such matters. Det2665

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