



Fox Cottage  
Aston End | Hertfordshire | SG2 7HE







# Step inside

## ‘Fox Cottage’

Situated in the picturesque hamlet of Aston End sits this five-bedroom, two-bathroom, Grade II listed country home. Fox Cottage sits on an impressive 4.96-acre plot of formal level grounds, combining both country living and practicality in both the formal gardens and paddocks. Offering just short of 3400 sqft of accommodation, the original section of the cottage is thought to be dated back to the 14<sup>th</sup> Century with subsequent additions having been added in the 1970's. Having both two entrances and two sets of stairs, the double storey extension offers its' residents the option for multi-generational living with an additional two bedrooms having been added to the pre-existing three-bedroom home.

Offering a wealth of space, Fox Cottage lends itself to further expansion - subject to planning permissions, the occupier could extend the property further without taking away from the outstanding 4.96 acre plot it currently sits on. The cottage also holds scope for residents with an equestrian or horticultural interest – excellent for grazing horses and potentially micro-farming due to the sizeable amount of land the plot offers. The property has been carefully adapted so that entry can be sought from either the frosted glass door to the north-west side of the cottage - part of the property's newest addition, or the historic rustic black door to the north-east side of the build – again offering the opportunity for multi-generational living. There is an instant feeling of character and warmth as the two buildings combine to create one long-standing cottage.

From the main entrance, the internal hallway guides you to a generous dual-aspect lounge/dining room, with a south-west facing bay window allowing light to flood in. In addition to this, the lounge respectively flows into the conservatory where the gardens can be accessed via double glass doors. The kitchen has been carefully placed within the center of the home with dark oak wood-stained cupboards and counter units – offering ample space for appliances and storage, the kitchen can be accessed via a convenient utility/boot room with an external door – (ideal for taking off those muddy boots after a long walk in the gardens and woodlands that surround Aston End!).

Beyond the downstairs W.C., and past the first set of stairs is where the 14<sup>th</sup> Century original cottage is positioned, with the exposed beams offering a historic touch to the rooms to follow. This section of the property oozes charm, with the owners having honored the original features such as a stunning brick-built log burner fireplace. The downstairs accommodation also includes a white wood kitchen, three-piece bathroom and utility room with stairs leading up to the three generously sized bedrooms all with exposed beams. Bathed in natural light due to the large dormer window which is situated over the stairs, lies the landing which provides access to the rest of the first floor living quarters. The two remaining bedrooms offer ample storage and south-facing windows, perfect for enjoying the truly enviable country views that Fox Cottage has to offer. A bathroom and separate shower conclude the upstairs space.





















# Step outside

## Fox Cottage

The imposing entrance to Fox Cottage is conveniently set back from Long Lane. On approach, you are welcomed by a large, gravel laid, carriage driveway with shrubs and trees lining the borders. This exquisite home is perfectly befitting of its' stunning grounds and surroundings, on a plot of approximately 4.96 acres of land, mature hedging provides a highly sought-after significant level of privacy. To the right of the property, the paddocks can be found - along with large wooden storage sheds. The rest of the plot is mainly laid to lawn with sweeping mature trees and wild flowers adding touches of colour to this mainly green scenic view.

Perfectly situated in the semi-rural hamlet of Aston End, Fox Cottage offers residents the best of both Worlds, providing a country lifestyle in addition to being close to local amenities and schools of Stevenage, which is just a short 10-minute drive away. Stevenage sits to the west of Aston End, and also offers a fast train link direct to London King's Cross with a journey time of approximately 23 minutes. Aston End provides its' residents with a country public house/restaurant, local butcher's, various dwellings and agricultural buildings. Furthermore, Aston End's primary school, St Mary's, received Outstanding in its' previous OFSTED inspection, making the small Hamlet even more welcoming for families.



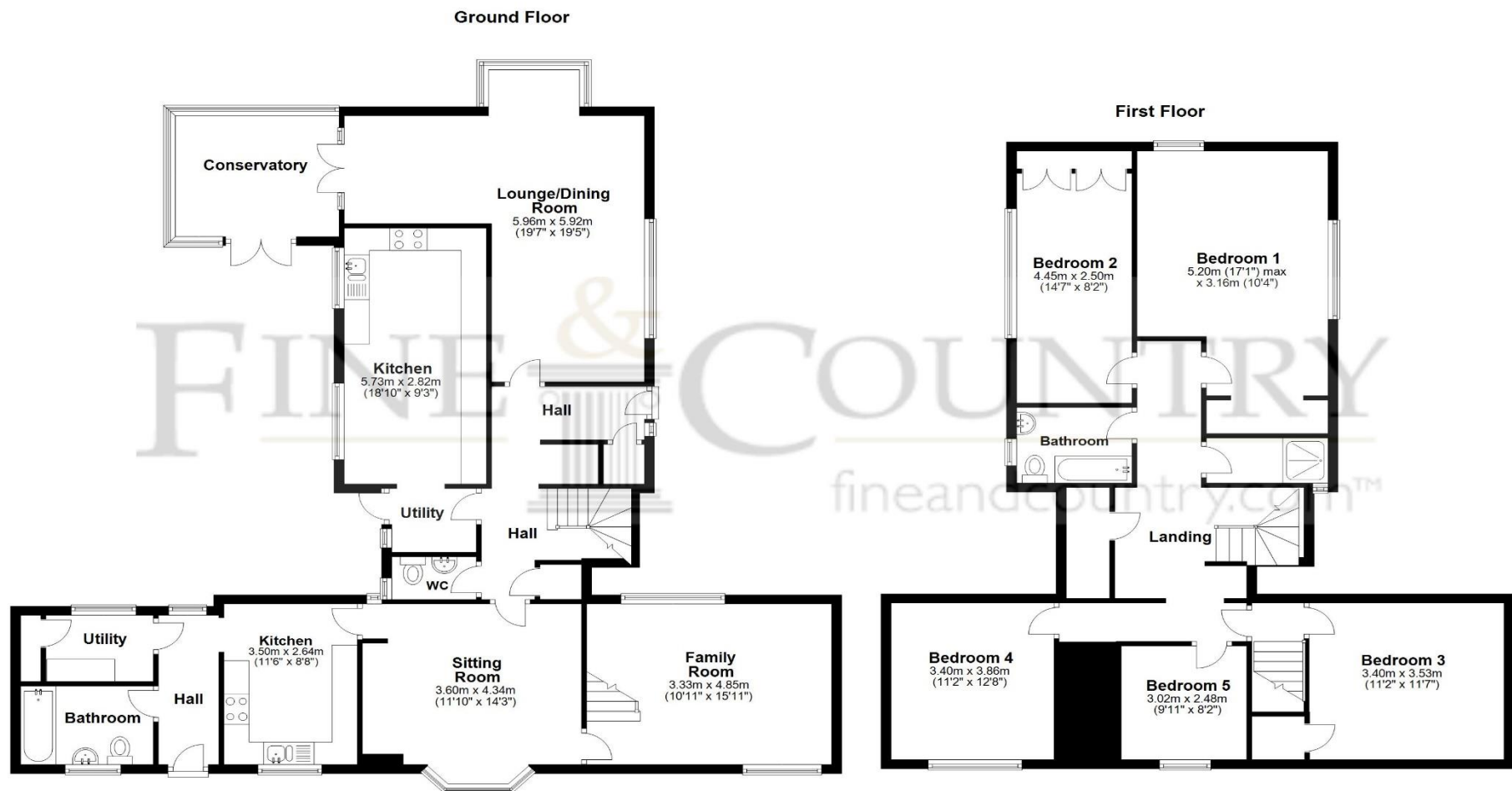












For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.



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