



# Oddies Barn

Aston End Road, Aston,  
Hertfordshire, SG2 7EU  
Guide Price £1,750,000

country  
properties

Oddie's Barn is a beautiful barn conversion offering over 3100 square feet of accommodation and 6.6 acres of stunning grounds, including award-winning wildflower meadow, orchards and kitchen garden.

The Barn was converted to its current form nearly 25 years ago, incorporating original 17th century timbers, the property has been sympathetically designed to create a bright, airy and contemporary home whilst retaining the character and charm of the original barn,

The Barn is steeped in local history, its footprint being the milking parlour, dairy and fruit store of the Aston Dene home farm which served a former 50 acre church owned estate, and takes its name from a minister resident in the 18th C, Augustus Oddie.

Nowadays, the Barn stands in private grounds; a mix of formal gardens, kitchen garden, pond, orchards, meadow, willow coppice and woodland, all of which enjoy the seclusion, afforded by the surrounding mature hedges and trees.

The property is to be sold chain free.



- Stunning barn conversion
- No upper chain
- Tucked away location
- Mezzanine gallery with space for office and/or additional living area
- Majority under floor heating
- Formal grounds and orchard extending to 6.6 acres
- Three car garaging
- Magnificent barn-style lounge and dining area with vaulted ceiling, exposed beamwork and open fireplace
- Four double bedrooms, two en suite, one with private courtyard garden.
- Delightful kitchen/breakfast room with AGA which opens onto a bright and spacious garden room with wood burning stove

## Accommodation

### Reception Hall

31' 5" x 12' 0" (9.58m x 3.66m) max  
Double doors providing access to split level reception hall, oak beamwork, tiled floor, wall lights, and cupboard housing mega flow. Access to walled courtyard garden with shrubs, raised borders and fig tree.

### Cloakroom

Suite comprising WC, wash basin, tiled floor, wall mounted Worcester Bosch gas fired boiler, high level window, and door to cloaks cupboard.

### Sitting room/Dining room

36' 9" x 24' 7" (11.20m x 7.49m) A lovely, spacious and airy room featuring a high vaulted ceiling with exposed oak rafters and purlins, and beamwork to walls, inglenook fireplace housing multi- fuel burner and , french doors to the front and rear. Dining area with stairs to mezzanine gallery.

### Mezzanine

18' 0" x 10' 8" (5.49m x 3.25m)  
Overlooking the lounge this room, currently used as a study and artist's studio, has two windows to the front, oak wood floor and additional high level window.

### Garden Room

32' 11" x 12' 0" (10.03m x 3.66m) max  
A stunning triple aspect room, directly overlooking the expansive lawn, and pond area with views across to the grounds beyond. High level orangery style roof, french doors to garden, and wood burning stove.

### Kitchen/Breakfast Room

17' 2" x 14' 10" (5.23m x 4.52m)  
Oak fitted units, complemented by quartz work surfaces consisting of double bowl butler style sink with adjacent work surfaces. Fireplace style recess housing AGA, further base and eye level cupboards housing larder fridge, additional cupboards, tiled floor, and vaulted oak beamed ceiling.



## Utility Room

8' 3" x 7' 7" (2.51m x 2.31m) Range of base and eye level units comprising single drainer sink unit with cupboards below, plumbing for washing machine, and space for tumble dryer and freezer, tiled surrounds, and additional cupboards.

## Boot Room

10' 2" x 7' 0" (3.10m x 2.13m) Double doors to terrace, windows to two aspects, lockable dog flap.

## Bedroom wing

Inner hall providing access to bedrooms and bathrooms.

## Bedroom One

18' 2" x 12' 3" (5.54m x 3.73m) Feature beamed vaulted ceiling, two recessed built in wardrobes, further built in wardrobes. Windows to walled courtyard garden.

## En-suite Shower Room

With shower cubicle, wash basin to vanity unit, WC, fully tiled walls and floor, heated towel rail, and high level windows,



## Bedroom Two

19' 3" x 12' 2" (5.87m x 3.71m) Vaulted beamed ceiling, range of fitted wardrobes, encased radiator, double doors to a private and peaceful Japanese themed garden.

## En-suite Wet Room

Walk- in shower area, wash basin to vanity unit, WC, heated towel rail, tiled floor, and window to side.

## Bedroom Three

15' 0" x 13' 7" (4.57m x 4.14m) Range of built in wardrobes, windows to front with shutters, vaulted ceiling.

## Bedroom Four

14' 8" x 11' 9" (4.47m x 3.58m) Windows to front, vaulted ceiling, range of built in wardrobes.

## Bathroom

Suite comprising bath with wash basin to vanity unit, WC, fully tiled walls, and floor. Window to courtyard.

## THE GARDENS AND GROUNDS

### Gardens

The gardens are to the immediate rear of the barn , accessed via a gravel drive with central flower bed, the gardens are predominately laid to lawn with Japanese maple trees, paved terraces, mature trees, shrubs, and a large natural pond.

### The Grounds

Beyond the lawns to the rear are an award winning wildflower meadow, kitchen garden (c. 360m<sup>2</sup>) currently providing the barn with vegetables and cut flowers, three large orchards with c. 300 fruit trees. , native, mature woodland and hedgerows and small willow coppice. There is also a three bay oak framed cart shed with floored loft and external stairway.

### Garaging

Three car garage with potential to provide additional accommodation subject to the necessary planning consent.



## Situation

The property is set in Aston, a peaceful village located to the east of Stevenage and within easy reach of the town's local amenities. .

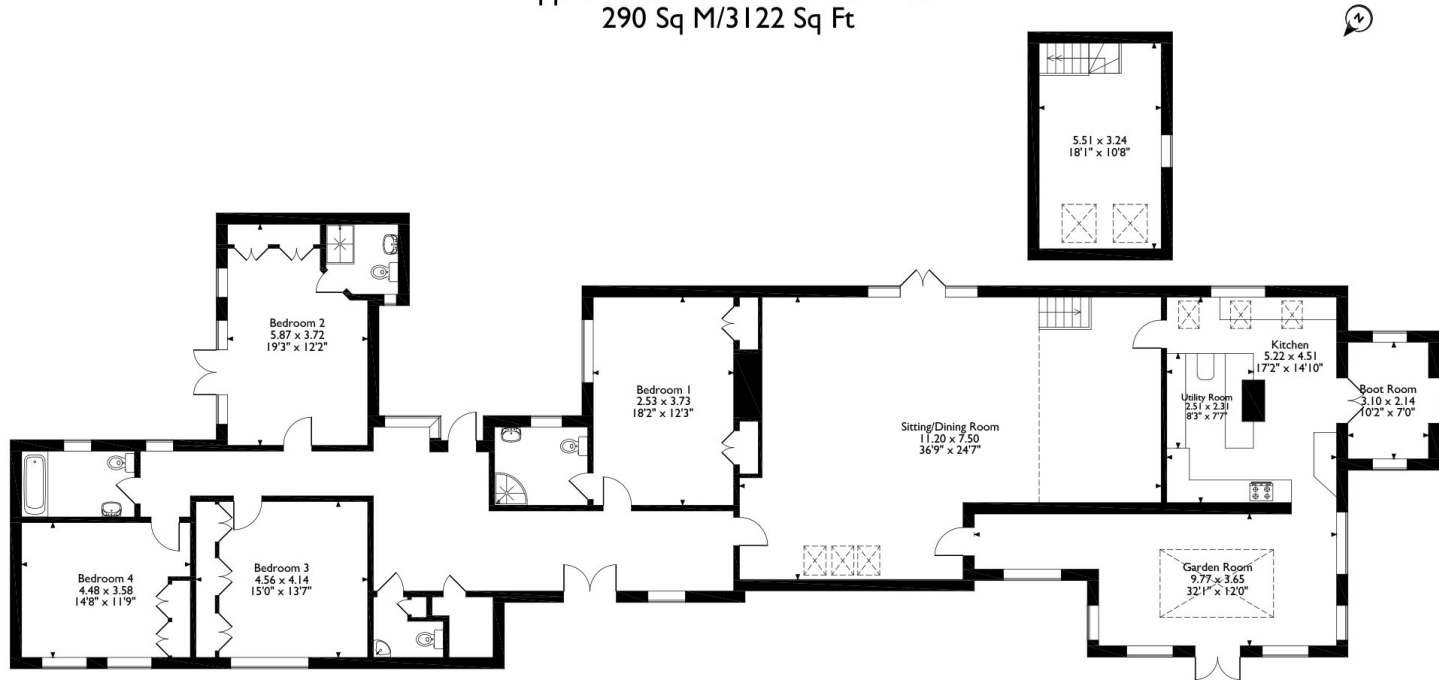
Aston village enjoys excellent communication links. Stevenage railway station is an 8 minute drive away, with mainline services to :  
Finsbury Park (20 mins),  
London St Pancras International (27 mins)  
City Thameslink (34 mins),  
Gatwick Airport (1 hr 13 mins)  
Edinburgh (3 hrs 56 mins) among others.

Junction 7 of the A1(M) is within a 10 minute drive.

Aston St Mary's primary school Aston - is rated Outstanding by Ofsted. There are numerous private schools within easy driving distance of the property, catering for all ages.



Oddies Barn, AstonEnd Road Aston, Stevenage  
 Approximate Gross Internal Area  
 290 Sq M/3122 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	74
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

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