



**The Goose** Ardeley, Hertfordshire

**STRUTT & PARKER**

# The Goose

Ardeley, Hertfordshire  
SG2 7AT

A spacious four bedroom property with excellent equestrian facilities

Buntingford 6 miles, Stevenage  
7.5 miles (Kings Cross 25 minutes)

Entrance hall | Sitting room | Dining room | Kitchen/Breakfast room | Utility Cloakroom | Boot room | Master bedroom suite | Three further bedrooms Family bathroom | Stable block with four stables and foaling box Feed store | store room | 'Charles Britton' manège | Pole barn | Double garage | Mature Garden | Paddocks EPC Band F

## The property

The Goose is an attractive four bedroom property with excellent equestrian facilities situated in a convenient and popular location. The property offers light and spacious accommodation over two floors. Of particular note is the sitting room with wooden floors, attractive open fireplace and two bay windows. The dining room is dual aspect and has attractive flagstone flooring and doors leading out onto a patio area. Upstairs the master bedroom has fitted wardrobes and an en-suite shower room. There are three further bedrooms and a family bathroom.

Outside, the property is approached over a carriage driveway with one side leading to a gated equestrian yard. The yard has a stable block with four stables, foaling box, feed store, store room and double garage. There is also a pole barn to the rear of the stable block. Beyond the gardens there is a well-fenced paddock, with mains water supply, together with a 'Charles Britton' manège. There is another large paddock with water mains opposite the property.

## About 7.88 acres

## Location

The Goose is situated in the rural village and picturesque village of Ardeley. The village includes a public house, church, village hall, primary school and playing field. More comprehensive amenities can be found in Buntingford just 6 miles distant.

There is a wide selection of both state and private schools in the district including Freeman College, St Edmunds College, Haileybury and Bishops Stortford College together with the Perse Schools in Cambridge.

Communications are excellent with the A10 within 5 miles and the A1 (M) 9 miles distant. Fast and frequent trains leave Stevenage station reaching London Kings Cross in 25 minutes.





**Tenure:** Freehold for sale by private treaty.

**Services:** Mains water and electricity are connected to the property. Drainage is to a private system. Oil fired central heating.

**Local Authority:** East Herts District Council – 01279 655261

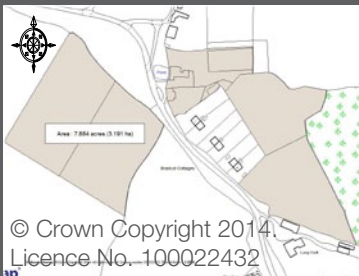
**Postcode:** SG2 7AT

**Easements and rights of way:**

The property is sold subject to and with the benefit of all rights including all rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed way leaves for masts,

pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.





### Directions

From the A10 follow the A507 Baldock Road passing through Cottered onto the B1037. Continue onto Blind Lane and at the junction turn left towards Ardeley. Bear left and left again through Ardeley and The Goose can be found on the left hand side.

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50 offices across England and Scotland,  
including 10 offices in Central London

### Floorplans

Gross internal area 1031.9 sq ft (98.7 sq m)

For identification purposes only.



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