



Beech House, Redcoats Green, Little Wymondley,
Hertfordshire

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Beech House Redcoats Green Little Wymondley Hitchin Hertfordshire SG4 7JR

A fine Grade II listed house with stables and extensive grounds, in a sought-after north Hertfordshire setting

A1(M) (Jct 8) 1.0 miles, Hitchin town centre 2.5 miles, Stevenage town centre 2.5 miles, Stevenage mainline station 3.0 miles (28 minutes to London St. Pancras), London Luton Airport 9.5 miles, Central London 33 miles

Reception hall | Sitting room | Games room
Orangery/family room | 2 Offices | Kitchen/
dining room | Utility | Boot room | Cloakroom
Principal bedroom with dressing room & en
suite shower room | 3 Further bedrooms, 1 en
suite with dressing room | Family bathroom
1 Bedroom annexe | Cellar | Stores | Stables
Carport | Garden | 6.63 acres

The property

This magnificent property dates from approximately 1818 and displays handsome rendered elevations while inside there is more than 4,000 square feet of stylish and flexible accommodation, including an annexe.

At the entrance there is a welcoming reception hall with wooden flooring, panelled walls and doors leading to the ground-floor reception rooms. The splendid sitting room overlooks the front garden and includes a feature open fireplace, while further back there is a useful home office. Towards the rear, the games room provides further space in which to relax, while the orangery and family room is a stunning, light and airy space with a ceiling lantern skylight

and French doors opening to the rear garden. The 30ft, open-plan kitchen and dining room features wooden flooring and contemporary kitchen units, including an island, plus integrated appliances.

Adjoining the ground floor accommodation, an internal door leads to the annexe, which could be incorporated into the main residence if required. It includes an open-plan sitting room and kitchen, a dining room, one bedroom and a shower room. Upstairs, the main house has four beautifully presented double bedrooms, two of which have luxury en suite shower rooms and dressing rooms. There is also a family bathroom with a modern suite, including a freestanding bathtub.

Outside

Beech House has various adjoining stores and a cellar, providing plenty of space for appliances and home storage. Outbuildings include two stables blocks with facilities for up to five horses, as well as a large carport with parking for up to four vehicles. The grounds extend to more than six acres, with a gravel driveway at the front providing plenty of parking space, and gardens surrounding the house with rolling lawns, paved and gravel terracing, a rock garden and a large koi carp pond. Additionally, there are open meadows, fenced paddocks, including an all-weather paddock, plus a fenced horse walker, offering the potential for the stables to be a commercial operation.





Floorplans
For identification purposes only.



Location

The property is located just outside the desirable village of Little Wymondley. The village has a local pub and a primary school, while all the necessary everyday amenities can be found in Hitchin or Stevenage, with both just two miles away. The town centres provide an excellent selection of shops, cafés and restaurants, as well as large supermarkets. Schooling in the area includes the outstanding Hitchin Girls' School and Hitchin Boys' School, several outstanding primary schools and independents such as Kingshott School, St. Christopher School and St. Francis College. Stevenage mainline station offers services to London St. Pancras in less than 30 minutes, while the A1(M), a mile from the property, provides excellent access to the M25 and London.

General

Local Authority: North Herts Council
Services: Electricity, gas, mains water and drainage
Council Tax: Band H
Tenure: Freehold
Guide Price: £2,750,000

St Albans

15 London Road, St Albans, AL1 1LA

01727 840285

stalbans@struttandparker.com
struttandparker.com

[@struttandparker](https://twitter.com/struttandparker)

[f/struttandparker](https://www.facebook.com/struttandparker)

Over 45 offices across England and Scotland, including Prime Central London

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken June 2023. Particulars prepared January 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

