



**£2,600**  
**Hitchin Road**  
Codicote, SG4 8TH

# PROPERTY SUMMARY

## An Elegant Two-Bedroom Apartment in a Stunning Historic Estate

Located in the prestigious Node Park, this two-double-bedroom first-floor apartment offers over 1,500 sq. ft. of luxury living, all set within a 15-acre private estate. With exclusive features, this property is ideal for those seeking tranquility and high-end living in a historically significant and picturesque location.

The apartment boasts a spacious formal sitting room. The open-plan kitchen/dining room has modern integrated appliances and stylish finishes, which are ideal for entertaining or serving family meals. Both generously sized double bedrooms come with their own en-suite bathrooms.

Access to 15 acres of stunning private parkland and communal gardens  
Historic estate designed by Victorian landscape gardeners James Pulham & Son  
Shared Tennis Court and beautifully maintained water gardens

Node Park dates back to circa 1815, originally built as a private country residence for a wealthy Hertfordshire family. Its grand manor house has since been carefully restored, with the formal gardens featuring award-winning Victorian landscaping. Previous distinguished owners of this estate include prominent figures such as William Reid, of the brewing firm Watney, Combe & Reid, and Charles Alexander Nall-Cain, the first Lord Brocket.

**Tranquil yet Convenient**  
Nestled on the outskirts of the charming village of Codicote, residents enjoy the peaceful ambience of the estate and easy access to local amenities, schools, and transport links. This apartment provides an unrivalled lifestyle of tranquillity, luxury, and convenience.

**2**

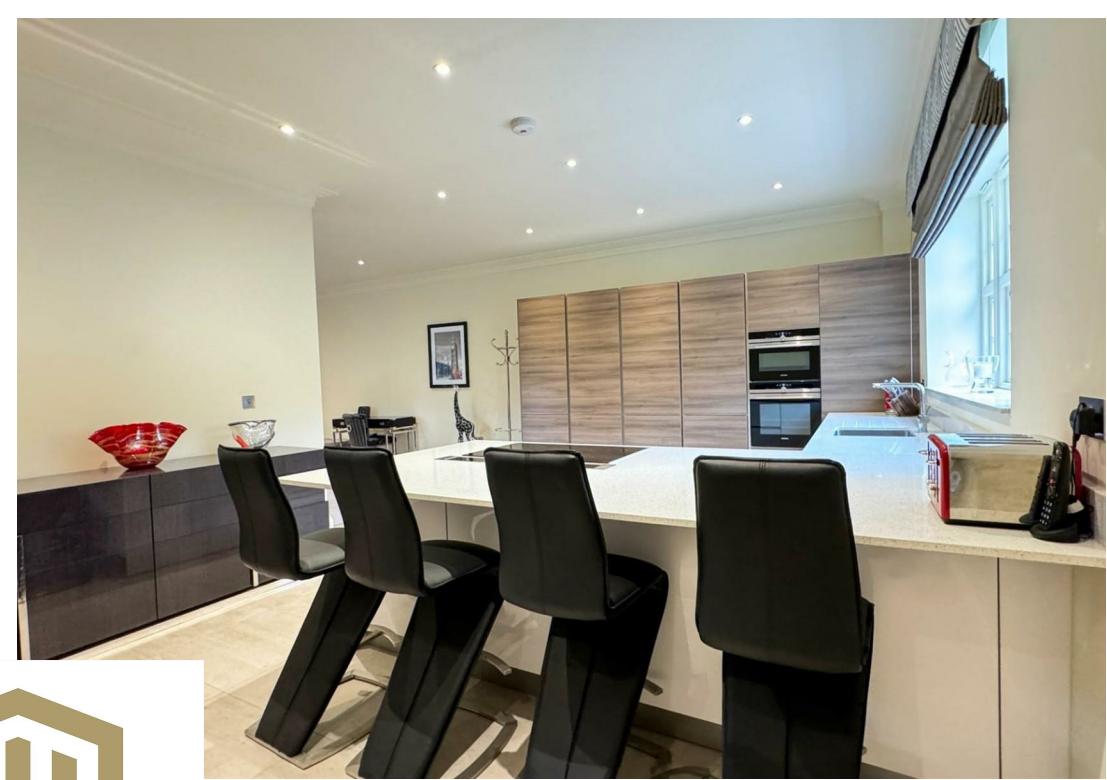
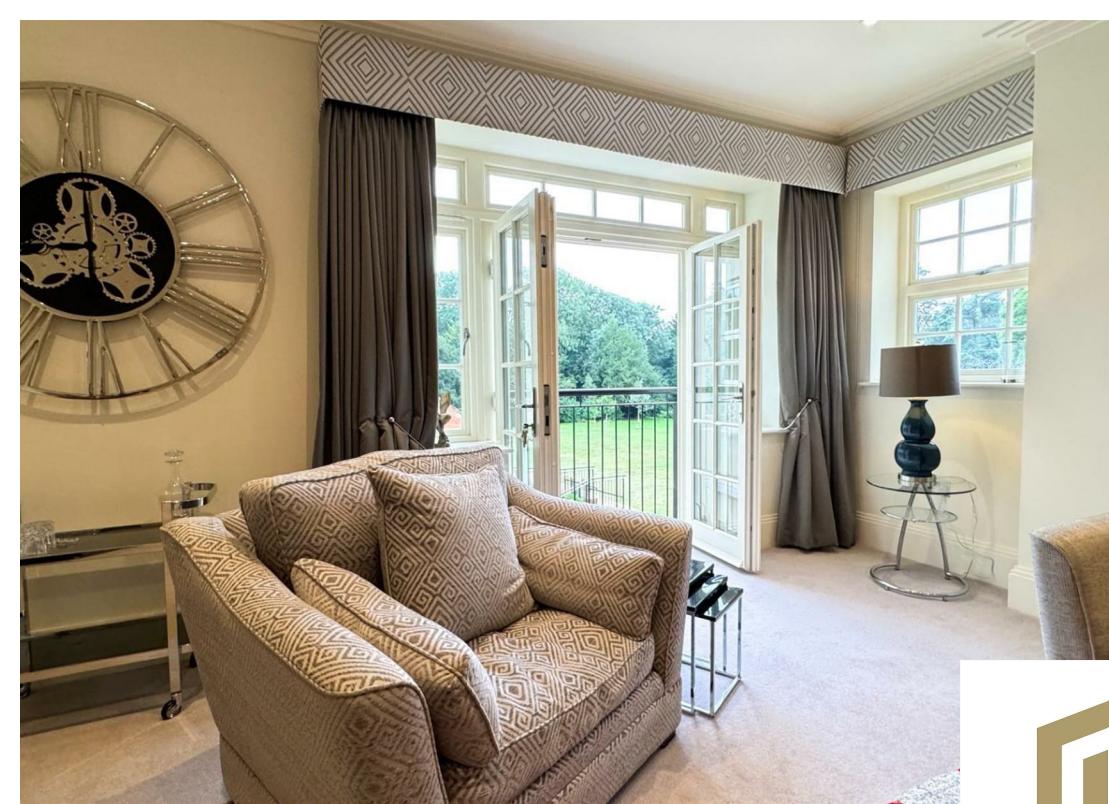


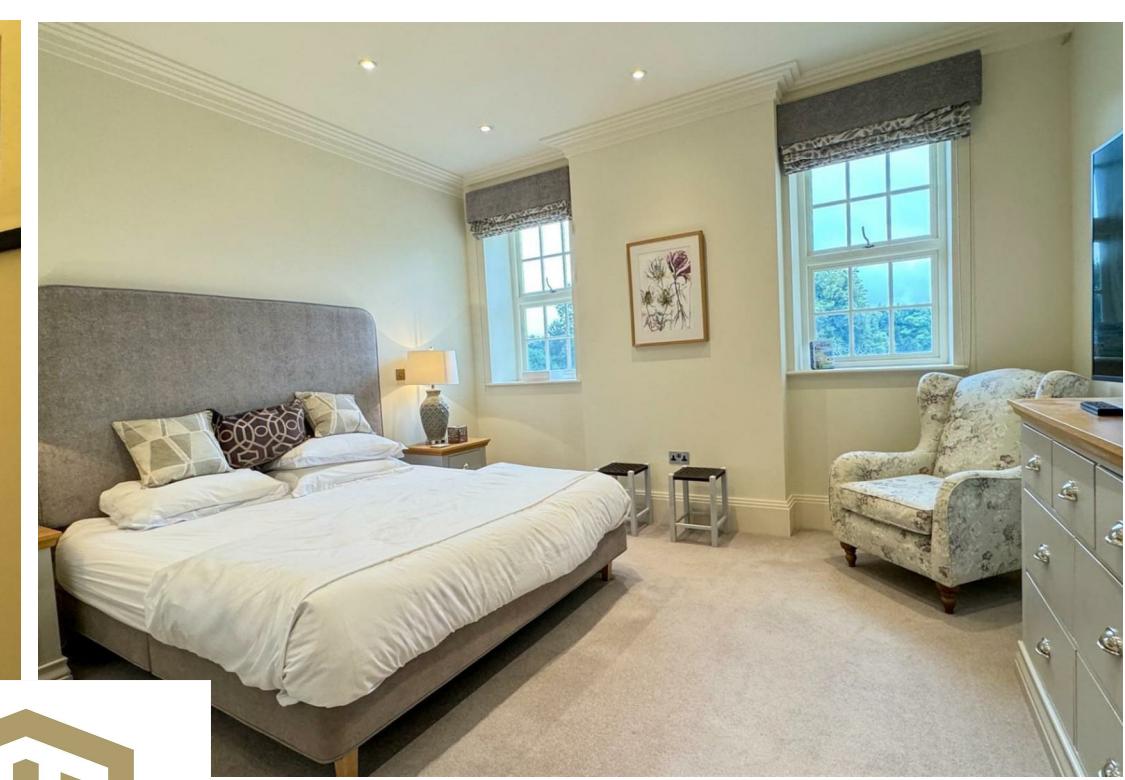
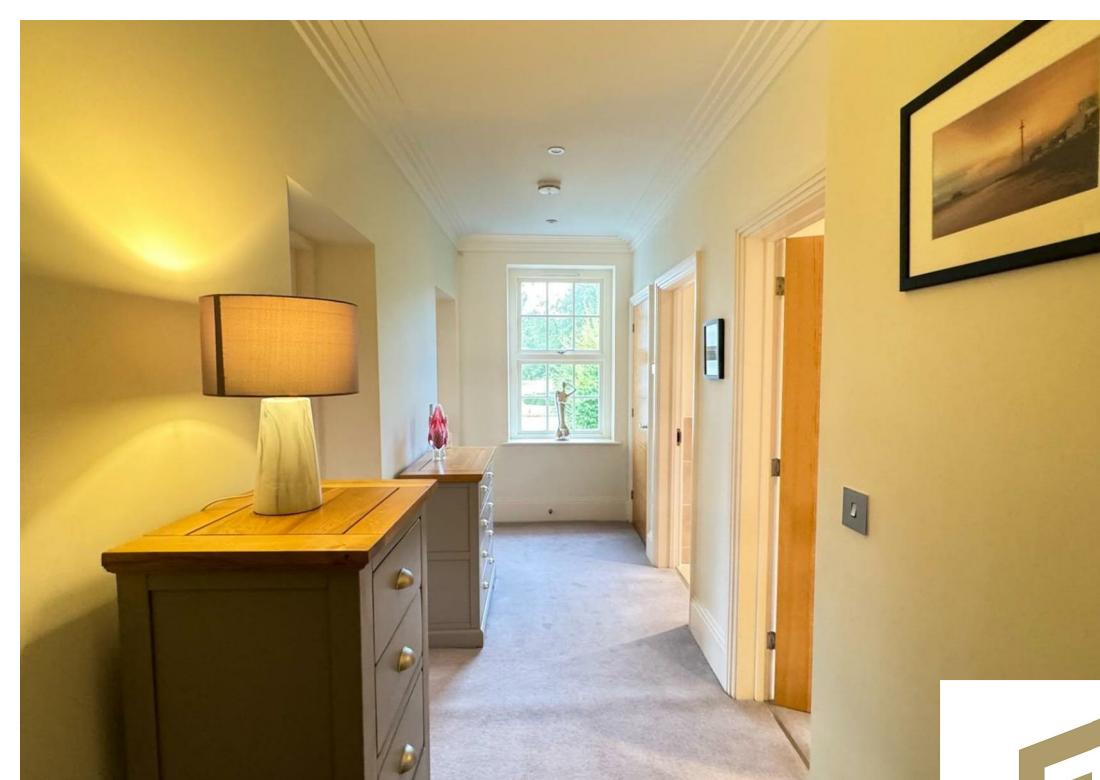
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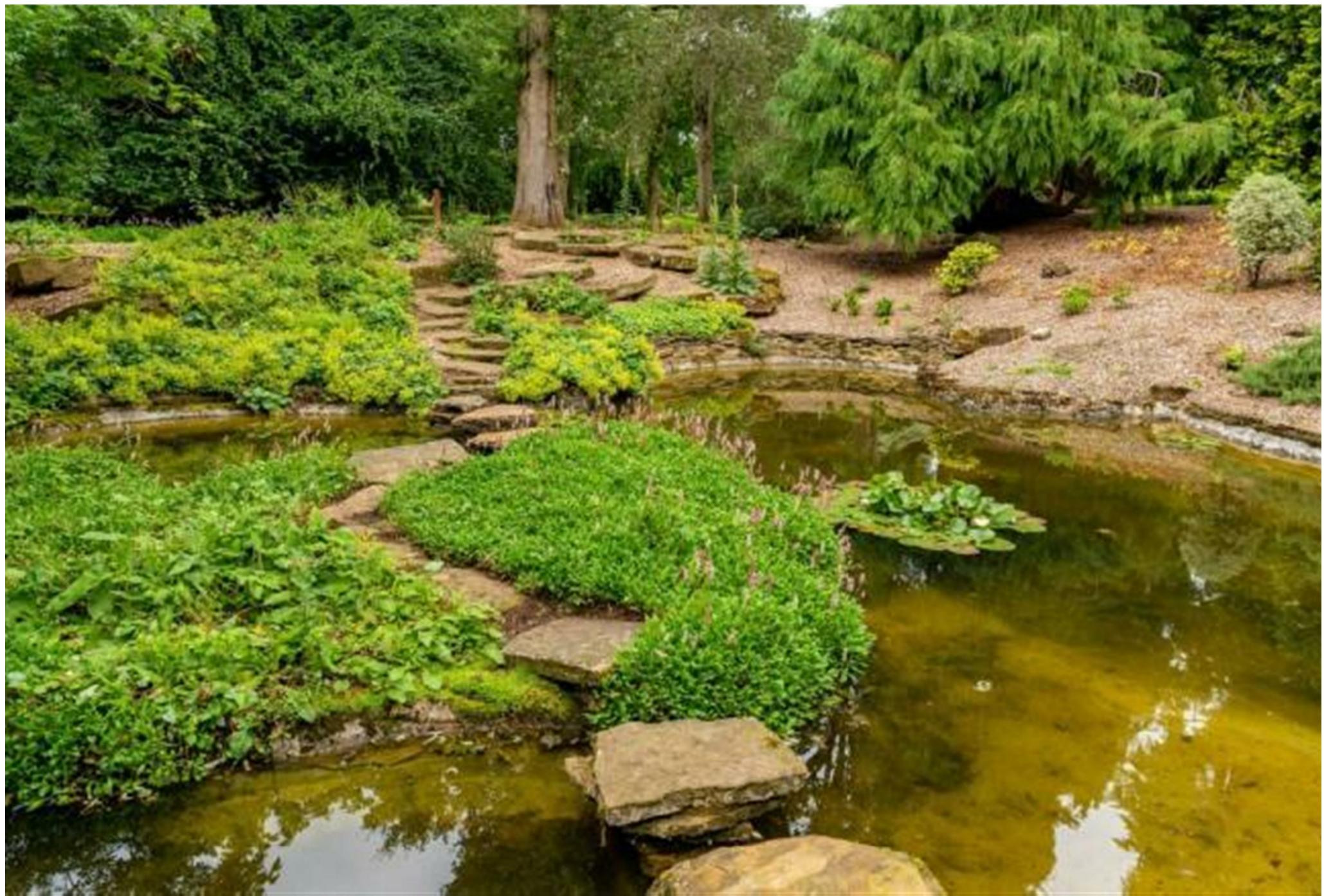


**1**









**Ground Floor**

Approx. 128.2 sq. metres (1380.4 sq. feet)



Total area: approx. 128.2 sq. metres (1380.4 sq. feet)

Approximate measurements not to scale for room identification purposes only  
Plan produced using PlanUp.

**LOCAL AUTHORITY****TENURE****COUNCIL TAX BAND**

F

**VIEWINGS**

By prior appointment only

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	76
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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