

Marigold Cottage



Have you worried about being in the cold, when you may wish to be warm inside?



Warmth is readily delivered at Marigold Cottage, with its gas-fired boiler and central heating system, hot-water tank and taps, heat-and-cold-resistant glass in all external-facing windows, and insulated cavity walls and loft. The interior of the house is kept temperate all year round, without huge cost.

Elegance is a key theme at Marigold Cottage. The interior and exterior décor is friendly and smart.



There are five reception rooms: a dining room, a sitting room, a conservatory, a study and a library. All these rooms exhibit a light and joyful atmosphere, while radiating sophistication.





The principal bedroom is spacious, with a well-equipped ensuite bathroom and a fine view of the garden.



The second bedroom is also ensuite. It fits a small double bed between its wardrobes, and other items.



There are three other upstairs rooms that may be used as bedrooms. Their occupants use the bathroom.



There is plenty of space in the loft, which is accessible by way of a ladder that is kept near its entrance. There is capacity in the roof of the garage for the storage of planks of wood, canes and other long items.



The cupboards, wallpaper and tiles match in the kitchen, the morning room and the utility room. There are beautiful views of the garden. The appliances are Neff in the kitchen and Miele in the utility room.



There are two sheds. The larger one is a chalet with heating and lighting, and with a carpet in the larger of its two rooms – which has been used as a games room since it was built in the 1990s. The smaller is a storage space. Both are furnished with elegant, tiled rooves, and are fitted with drainpipes.





The garden is subdivided into the front garden, the lower (back) garden, the upper (back) garden, the Butterfly Walk and the Water Garden. The front garden has a grass island in the drive that encloses a flower bed, and three other sections of lawn which are adjoined by flower beds. The drive is spacious, allowing for plenty of parking. It has drive-through entrances. Horticultural trees enhance this area.



The lower garden centres around a circular pond, which contains more than one hundred fish and several water lilies. This area includes the sheds, a coal bunker, a cold frame, a wooden structure for storing flower pots, and a wisteria arch. A honeysuckle arch leads between the lower garden and the upper garden. There is a wonderful cordoned apple tree, a Princess Victoria Louise oriental poppy – exquisite in bloom every year, and a floriferous row of delphiniums by the side wall of the garage.



The upper garden comprises the main lawn, the Long Border, the patio, the Keyhole and the Bandstand. It includes a rose arch, on which two Madame Alfred Carrière roses are grown, as well as a second rose arch adjoining the Butterfly Walk, on which a Compassion rose and Dreaming Spire rose meet in the middle. The abovementioned honeysuckle arch connects to the lower garden, as does an elegant small step under the rose arch. The main lawn is flat, spacious and of high quality grass.





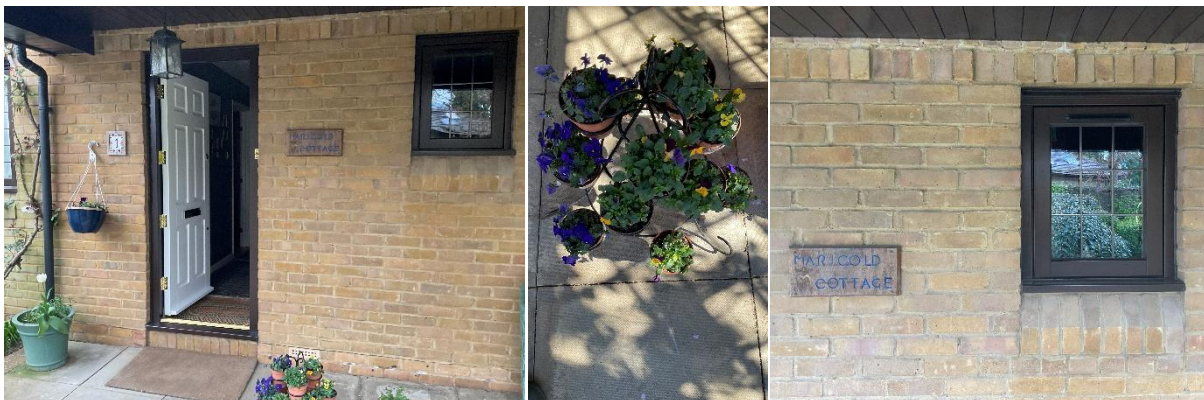
The Butterfly Walk is bordered by a tall mixed hedge that includes five lovely cherry trees, and by a short hedge of laurel and Leyland cypress – which also adjoins the lower garden. Snowdrops and narcissi bloom therein every year, and the spring and autumn colours of the cherry trees are uplifting.



The Water Garden is a private area tucked behind the south side of the house. It is accessible to the house from the patio doors of the library. It includes a Chinese wisteria and the rambling rose Paul's Himalayan Musk. In years gone by, our family used to sit here for long periods – collecting the overhead sun and chatting of this and that. There was a water feature and a country gate to its entrance from the upper garden – now gone, unfortunately. But the large stones and Femima puddle-duck remain, and, today, the renovated sundial rests on the water feature's base. It is a peaceful place.



Thus, Marigold Cottage has provided seclusion, joy and comfort to the abovementioned family since we moved into the then-new property in 1988 – although at that time there was much work to be done on the house and garden. It is one of eight similar properties built in the 1980s, but remains special in itself.



Services connected: Mains water, electricity, gas and drainage.

Council tax: Band G.

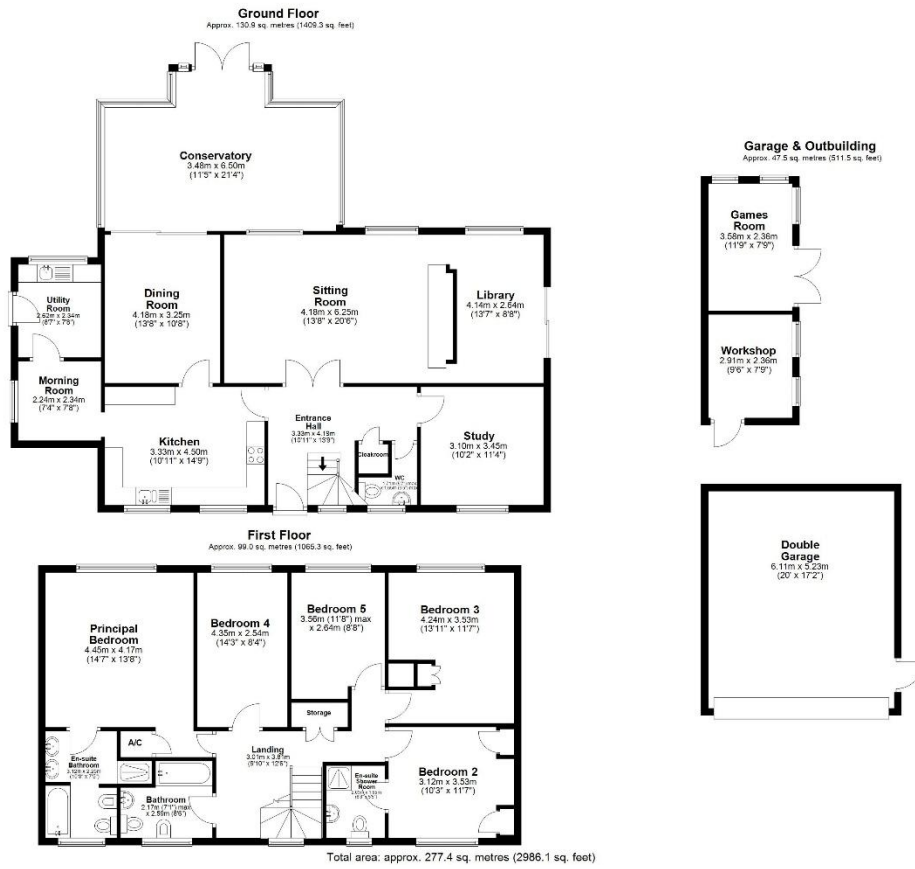
Energy Rating: Grade C. The full Energy Performance Certificate may be viewed at this web page: <https://find-energy-certificate.service.gov.uk/energy-certificate/8735-8520-9509-0682-5292>.

Tenure: Freehold.

Note: Marigold Cottage is situated within a designated conservation area. Neither of the two hardwood trees located on this property is subject to a Tree Preservation Order.

Note: There is a restriction on the eight properties comprising the St. Mary's Close development that a business may not be run from any of these premises.

Floorplans: The total area of the house, garage & chalet is approximately 2,986 square feet.



Marigold Cottage is in the centre of the village of Aston, and is rendered private by dint of its hedges and cherry trees. The parish of Aston had a population of 839 residents in the 2021 Census, although this has increased by virtue of the housing development of Hazel Park at its northern reach (i.e. beyond Aston End). The village of Aston includes St. Mary's Church, Aston St. Mary's Primary School, a village hall, two public houses, a bowls club, a cricket club and a tennis club, and a mobile library service. Stevenage Golf & Conference Centre is less than one kilometre away, at which Stevenage Golf Club is based.

Marigold Cottage is approximately three miles from the centre of Stevenage, which is a busy shopping centre and from which there are regular, fast trains to and from Central London. Parking is available close to Stevenage station.

Stevenage includes the Lister Hospital, which provides substantial inpatient and outpatient facilities as well as parking onsite. There are several medical practices that serve this area, including Knebworth & Marymead Medical Practice, Stanmore Medical Group and Shephall Health Centre.

The Office for Standards in Education (Ofsted) has rated the following state-funded secondary schools within Stevenage as Good: Barclay Academy, Marriotts School, the Nobel School, the Thomas Alleyne Academy and the Saint John Henry Newman Catholic School (of which Formula 1 racing driver Sir Lewis Hamilton is an alumnus). Ofsted has rated the following nearby state-funded secondary schools as Outstanding: Simon Valle All-Through School (Hertford), Presdales School (Ware) and The Chauncy School (Ware). Nearby independent secondary schools include Haileybury (Hertford Heath), Sherrardswood School (Welwyn), St. Christopher School (Letchworth Garden City), St. Francis College (Letchworth Garden City) and St. Edmund's College (Old Hall Green) – which is reached from Aston by a pretty drive through Benington, Hebing End, Whempstead, Dane End and Levens Green.

Choral singing is well-supported in this area. Options from the most highbrow include the Hertfordshire Chorus (Welwyn Garden City), Hertford Choral Society, the North Herts Guild of Singers (Hitchin), the Stevenage Ladies Choir, the Stevenage Male Voice Choir, Stevenage Singers, Just Sing! Community Choir (Stevenage), Somewhere 2 Sing (Stevenage) and Sing Rock Stevenage.

Stevenage Football Club was founded in 1976 and currently competes in English Football League (EFL) League One. It is located just over two miles from Aston at Broadhall Way, where there is ample parking. The Club has considerable training grounds and facilities not far away. 3G pitch rental is available for local football enthusiasts from Stevenage FC Sports Hub.

Finally, the Beane Valley just to the east of Aston provides a scenic environment for walking. Local villages and hamlets – such as Clay End, Bassus Green, Cromer, Ardeley, Moor Green and Wood End, are worth exploring, especially for those who are new to Hertfordshire (or to this part of Hertfordshire). Further afield, the Chiltern Hills to the west of Hitchin provide lovely, open landscapes and are well worth visiting for walking – especially in the mid-spring, the late spring and the early summer, at which times the views are wonderful with the fulsome light and wild flowers. During this period, various butterflies may be seen there.