



Impressive character family house with detached annexe

164 Park Lane, Old Knebworth, SG3 6PR



## 164 Park Lane, Old Knebworth, SG3 6PR

This recently constructed character family residence is situated in a desirable hamlet setting and boasts fabulous open countryside views to the rear. Accessed via a wrought iron gate with security locking system, the house has an extremely high standard of finish with generous room throughout. Approached via a fine central hall with staircase, the accommodation comprises: triple aspect lounge with doors to the garden, impressive open plan kitchen/family room with vaulted ceiling, granite work-surfaces and some integrated appliances, utility room, cloakroom, 4 generous bedrooms with built in wardrobes, 2 en suite shower rooms and a fully tiled family bathroom. To the front of the property is a wide block paved driveway with ample parking facilities, whilst to the rear is a landscaped garden housing a spectacular self-contained ANNEXE/OFFICE that allows for a further kitchen, shower room and 2 reception areas. There is internet connection in all rooms within the property and in the annexe.

Historic Old Knebworth has some wonderful bordering countryside, stunning scenery and beautiful walks via Knebworth Park with its stately home (inhabited by Lord Cobbold and his family since 1492), gardens and family parkland. Since 1974 Knebworth has been famously associated with numerous major open air rock and pop concerts which have been held in the grounds of Knebworth House.

Nearby Knebworth village has a busy High Street with a number of shops that adequately cater for daily needs. These include: 2 chemists, post office, library, doctors surgery, 2 dentists, Cooperative general store, builders merchants, superb Indian restaurant and Chinese take away, café, wine merchants, well regarded junior/mixed infant school, churches & a recreational ground with tennis courts, bowling green and childrens play area. The village also offers a private members Golf Club and on the outskirts is a Fitness centre with gymnasium and pool facilities.

The County Town of Hertford is within a short driving distance and London is easily accessible by road via the A1(M), or the mainline rail link (Kings Cross approx 32 minutes).

Offers in excess of £750,000 Freehold



### Proximity

All times & distances are approximate as a guide only.

Stansted airport 24 miles - 45 mins  
London Heathrow Airport 40 miles - 55 mins  
Luton Airport 13 miles - 25/30 mins  
Welwyn Garden City 6 miles  
Hertford 7.5 miles  
St Albans 15 miles  
M25 circa 15 miles  
A1(M) Junction 6 - 3 miles  
Kings Cross 30/35 minutes by rail

### The accommodation comprises:

#### Entrance porch

With a tiled pitch roof, double glazed double doors, double glazed side windows and part glazed decorative wooden double doors opening to:

#### Reception hall

This spacious central room has American White Oak solid wood flooring, radiator, inset ceiling spotlights, storage cupboard, staircase to the first floor, 3 sets of part glazed decorative double doors leading to the kitchen breakfast room and sitting room and a door to:

#### Cloakroom

Fitted with a modern white suite comprising low level dual flush flush WC, wash handbasin with monobloc chrome mixer tap set on a high gloss unit with storage cupboard beneath. There is a shaver point, radiator, inset ceiling spotlights, Oak flooring and double glazed window to the side,

#### Lounge 24'7" x 13'10" (7.49m x 4.22m)

This bright and airy triple aspect room has solid American White Oak flooring, inset ceiling spotlights, double glazed windows to the front and side and double glazed doors with side panels to the rear. TV and internet connections.

#### Kitchen/breakfast room 25'2" x 21'10" max (7.67m x 6.65m max)

This extremely spacious, bright and airy room benefits from a part vaulted ceiling in the kitchen area with large Velux windows allowing light to flood in together with a double glazed window to the front and large double glazed windows with central double doors to the rear. The kitchen area has white high gloss units with black granite working surfaces above, inset sink unit with swan neck mixer tap and drainer. There is an integrated full height fridge and microwave along with a freezer. There is a range style cooker with extractor hood above. A large island with storage beneath and granite working surface provides a large breakfast bar area and helps define this area. There is solid American White Oak flooring throughout, internet and TV connections, and 2 further spacious areas allowing for dining and family room areas.

### STAIRCASE FROM ENTRANCE HALL LEADING TO FIRST FLOOR:

#### Landing

With a window to the rear taking advantage of the views at the half way point on the staircase, continuing to the first floor with doors leading to:



**Bedroom 1** 17'6" x 14'10" (5.33m x 4.52m)

A spacious and bright dual aspect room with double glazed windows to the front and rear. Built in wardrobes, and inset ceiling spotlights. Door to:

**En-suite shower room**

Fitted with a white suite comprising low level WC, wash handbasin with mixer tap set within a high gloss vanity unit with storage below and a tiled shower cubicle. There are fully tiled walls and flooring, shaver point, chrome ladder style heated towel rail and Velux window.

**Bedroom 2** 14'2" x 13'11" (4.32m x 4.24m)

Another spacious room with a double glazed window to the rear, built in wardrobe, inset ceiling spotlights, radiator and door to:

**En-suite shower room**

Fitted with a white suite comprising low level WC, wash handbasin with mixer tap again set in a white high gloss vanity unit with storage beneath, shower cubicle with glass door, tiled walls and flooring, chrome ladder style heated towel rail, shaver point and window to the side.

**Bedroom 3** 10'10" x 10'1" (3.30m x 3.07m)

Another bright double room with large double glazed window to the front, built in storage cupboard, radiator and inset ceiling spotlights.

**Bedroom 4** 11'2" x 7'10" (3.40m x 2.39m)

Bright room with a double glazed window to the front, built in storage cupboard, radiator and inset ceiling spotlights.

**Family bathroom**

Fitted with a white suite comprising low flush WC, wash handbasin set in a high gloss vanity unit with storage below and a bath with tiled sides and shower with folding glass screen. There is a chrome ladder style heated towel rail, shaver point, double glazed window to the front, inset ceiling spotlights and fully tiled walls and flooring.

**Outside****Annexe**

This versatile outbuilding constructed from Teak is separated into 4 distinct rooms and has 3 sets of bi-fold doors giving access to the garden. It also has internet connection along with light and power including external lighting along the full length of the building. The accommodation is arranged as follows:

**Main studio room** 23'11" x 9'9" (7.29m x 2.97m)

A large bright room with 2 sets of bi fold doors to one side, wooden flooring, 2 radiators, glass double doors to a 2nd studio room, and door to Kitchen. Inset ceiling spotlights, numerous power points and internet access.

**2nd studio room** 12'7" x 10'9" (3.84m x 3.28m)

At one end of the annexe with bi fold doors to the rear, wooden flooring, internet access, and inset ceiling spotlights.

**Kitchen/Utility area** 10'6" x 6'3" (3.20m x 1.91m)

Fitted with white high gloss units with black granite working surfaces, a single drainer stainless steel sink unit with swan neck mixer tap, wooden flooring, window to the garden, inset ceiling spotlights and a door to:



**Shower room**

Fitted with a white suite comprising low flush WC, wash handbasin set in a high gloss vanity unit with storage beneath and a shower unit with screen door, inset ceiling spotlights and window.

**Rear garden**

There is a large decorative patio across the complete width of the property with brick edged beds separating it from the lawn. The annexe is to one side of the garden with conifer hedging and timber fencing to the other side and low post and rail fencing to the rear with shrubs planted to give some screening without obscuring the views across the fields beyond. Paved path leading to the front of the property with a decorative iron gate.

**Front garden**

The area immediately to the front of the property is brick paved with planted borders to all sides, with low walling and decorative railing to the front with a metal pedestrian gate with secure access and double iron gates giving vehicle access from the deep double drive which provides parking for approx 4 cars.

**Agents Note**

This property has been recently constructed as a detached house, however to meet with the planning requirements and to stay within keeping of the road, the builder had to join it to the neighbouring property. There was a 100mm gap between the 2 properties which has now been closed with extra insulation and brickwork adjoining the 2 properties together.

**Viewing information**

BY APPOINTMENT ONLY THROUGH PUTTERILLS OF HERTFORDSHIRE, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED, 01438 817007.

**Disclaimer**

Putterills endeavour to maintain accurate depictions of properties in virtual tours, floor plans and descriptions, however, these are intended only as a guide and intended purchasers must satisfy themselves by personal inspection.





# Energy Performance Certificate



164, Park Lane, Old Knebworth, KNEBWORTH, SG3 6PR

**Dwelling type:** Semi-detached house  
**Date of assessment:** 23 July 2015  
**Date of certificate:** 23 July 2015  
**Reference number:** 0080-2857-6636-9425-5855  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 182 m²

## Use this document to:

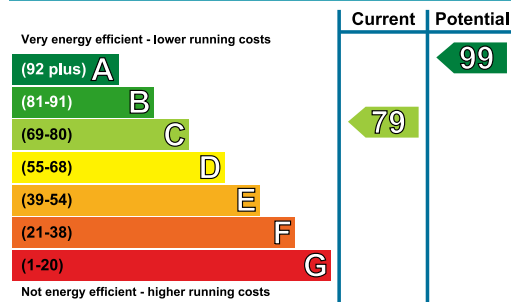
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,706</b>
<b>Over 3 years you could save</b>	<b>£ 213</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 336 over 3 years	£ 336 over 3 years	
Heating	£ 1,896 over 3 years	£ 1,941 over 3 years	
Hot Water	£ 474 over 3 years	£ 216 over 3 years	
<b>Totals</b>	<b>£ 2,706</b>	<b>£ 2,493</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Solar water heating	£4,000 - £6,000	£ 210	✓
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 828	✓
3 Wind turbine	£15,000 - £25,000	£ 1,614	✓

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



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