



PUTTERILLS

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164 Park Lane, Old Knebworth, SG3 6PR
Offers in excess of £750,000

Impressive character family house with detached annexe

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.

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 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.

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