



PUTTERILLS

— est. 1992 —

2 Stobarts Close  
Knebworth SG3 6ND  
**Price £1,250,000**

## Stunning 5 bedroom family home with a plot of approximately 1/3 of an acre

This impressive and beautifully appointed detached family residence boasts a fabulous mature plot of approximately 1/3 of an acre, set within a highly regarded close of just 7 properties. Approached via a deep private driveway with parking for at least 8 cars, the house offers a quadruple garage with electronic access, with scope to convert to an annexe if so desired (subject to usual consents and regulations).

Situated in what has to be one of the finer locations within the village, this extremely well presented house has architectural features including high ceilings, deep plaster cornices, plaster ceiling roses, dado rails and deep skirting boards. The accommodation comprises a well proportioned entrance hall, drawing room with doors to a sunny orangery, dining room, kitchen breakfast room, utility room, cloakroom, 5 bedrooms - 2 with en-suite facilities, and a family bathroom with in-built sauna. Outside, the gardens are well kept and cleverly planted with shrubs and herbaceous plants, providing colour and scent, and with mature specimen trees to the borders that give a good degree of privacy.

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, superb Indian restaurant and Chinese take away, 2 cafés, wine merchants, well regarded junior/mixed infant school, churches & a recreational ground with tennis courts, bowling green and children's play area. The village also offers a private members Golf Club and on the outskirts is a Fitness centre with gymnasium and pool facilities.

Close by 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.

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).

### 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 is arranged as follows:

An open storm porch with external lighting and tall multi-paned doors, with glazed side panels, opening to:

#### Entrance Hall 16'3 x 11'6 (4.95m x 3.51m)

A stunning approach with staircase to first floor with attractive yew wood balustrade, ceiling rose for pendant light, deep plaster cornice, dado rail, two radiators with fretwork covers, and useful under-stairs cupboard providing hanging space for coats. Door to:

#### Drawing Room 27'3 x 13'1 (8.31m x 3.99m)

This truly impressive, triple aspect room has two windows to the front, a window to the side, and French doors with side windows opening to the orangery. There are four radiators with fretwork

covers, two ceiling roses for pendant lights, cornices and dado rails. An Adam's style fireplace has a marble inset and hearth and brass basket with gas coal effect fire. Doors opening to:

#### Orangery 12'1 x 11'5 (3.68m x 3.48m)

With windows to three sides and a sky lantern above, this bright sitting space, with lovely views over the garden, has glazing that deflects the heat to keep it cooler in summer, and underfloor heating to provide warmth in the winter, making this a truly usable room. There are French doors to the patio and inset spotlights.

#### Dining Room 16'1 x 13'6 (4.90m x 4.11m)

This grand room has two windows to the front, a plaster ceiling rose for pendant light, cornices and dado rails. There are two radiators with fretwork covers, a door to the entrance hall and a door to the:

#### Kitchen Breakfast Room 15'8 x 11'8 (4.78m x 3.56m)

Fitted with a range of cream coloured wall and base units with cupboards and drawers providing excellent storage space. Co-ordinating "Corian" worktops have ceramic tiled splash-backs, extend to provide a breakfast bar and incorporate a 1 bowl sink with mixer tap and drainer. Appliances

include a double stainless steel electric oven and grill, a 4 ring induction hob with extractor fan over, integrated fridge freezer, and there is space for dishwasher. The kitchen area has a window to the rear, ceiling spotlights and ceramic tiling to the floor. The breakfast area has a ceiling light, two wall lights, a radiator and bay window with full height windows and glazed door to the patio and garden beyond. Door to:

#### Utility Room 11'8 x 7'1 (3.56m x 2.16m)

Again fitted with a range of cream coloured wall and base units with "Corian" work-tops incorporating a stainless steel sink with drainer and with ceramic tiled splash-backs. The useful utility room has space for a free standing fridge, space for a washing machine and for a tumble drier. There is a glazed door to the rear garden and a personal door to the garage.

#### Cloakroom 5'4 x 5'3 (1.63m x 1.60m)

Approached from the entrance hall, the cloakroom has an opaque window to the rear and is fitted with a white suite comprising a wash-hand basin set into a vanity unit, and a low level WC. There is ceramic tiling to the floor and walls, three mirrors, a heated towel rail, two wall lights and inset ceiling spotlights.



STAIRCASE FROM ENTRANCE HALL TO FIRST FLOOR:

**Landing 16' x 12'2 (4.88m x 3.71m)**

An elegant, galleried landing space with tall French doors to the front opening onto a small balcony with far reaching views. There is space for a sitting area, a plaster ceiling rose for pendant light, cornices and dado rails, a fretwork covered radiator, a storage cupboard with hanging space and an airing cupboard with lagged hot water tank and shelving. The landing has doors to all the bedrooms and to the family bathroom.

**Main Bedroom 13'11 x 13'1 (4.24m x 3.99m)**

A beautiful room with two windows to the front, fitted wardrobes, some with mirror fronts, with hanging space, shelving and pull out shoe shelves. There are co-ordinating bedside chests of drawers and a dressing table area, a ceiling light, two wall lights and a doorway to:

**En-Suite Bathroom 14'1 x 6'2 WT 9'4 (4.29m x 1.88m WT 2.84m)**

Fitted with a white suite with twin basins set on a vanity unit with cupboards, shelf and two inset mirrors above. There is a radiator with fretwork cover and a step up to the bathroom area with corner bath, low level WC, bidet and a shower cubicle that has both a wall mounted and hand held shower, Ceramic tiling to walls and floor.

**Guests' Suite including Bedroom 2 and En-Suite Shower Room 18' x 17'9 (5.49m x**

Approached via three steps down from the landing, the guests suite has two dormer windows to the front, with a dressing table built into one, a window seat with storage space under, built into the other. Excellent storage space is provided by fitted wardrobes and chests of drawers, together with co-ordinating bedside tables. The bedroom has two radiators, two ceiling lights and a door to:

**En-suite Shower Room**

Fitted with a pale pink suite comprising wash hand basin set upon a vanity unit with cupboard under, low level WC with a concealed cistern, and shower cubicle. There is ceramic tiling to the walls and floor, a radiator, inset ceiling spotlights and an opaque window to the rear.

**Bedroom 3 16'1 x 13'7 (4.90m x 4.14m)**

Currently in use as a home office, this spacious room was extended by the current owner and has two windows to the front, inset ceiling spotlights and two radiators with fretwork covers.

**Bedroom 4 9'6 x 8'1 (2.90m x 2.46m)**

With a window to the rear overlooking the garden, built-in wardrobe with mirror front, radiator and ceiling light. Bedroom 4 is immediately adjacent to Bedroom 5, therefore providing potential to combine both to become one larger bedroom if so desired (subject to normal consents and regulations).

**Bedroom 5 9'5 x 8'1 (2.87m x 2.46m)**

With window to the rear, built-in wardrobe with mirror front, radiator and ceiling light.

**Bathroom 14'1 x 10' approx (4.29m x 3.05m approx)**

The family bathroom is fitted with a white suite comprising twin wash hand basins with cupboards below, low level WC, panelled bath, a separate shower cubicle and a built-in wooden sauna. There is tiling to both the floor and walls, an opaque window to the rear, inset ceiling spotlights and a chrome heated towel rail.

**Outside**

**Rear Garden**

Approximately 85' x 83' with a patio from the rear of the house leading to the beautifully designed garden that has a large lawn and deep flower beds with mature shrubs and herbaceous plants in a pretty, cottage style. There is a water feature, gravel beds and a winding pathway that leads to the rear of the garden where there are steps up to a sun terrace with painted timber summerhouse. A useful, deep storage cupboard (approximately 9' x 4') is accessed from outside, to the rear of the house, and provides storage space for garden tools and equipment. There is gated side access and an outside tap. Personal door to:

**Front Garden & Driveway**

Laid mainly to lawn, the front garden has a mature copper beech tree, and further mature evergreen shrubs and herbaceous plants. There is a wide sweeping driveway leading to a brick paved

parking area that in turn leads to the garage. The house is set back on the plot providing a good degree of privacy.

**Garage 29' x 18' (8.84m x 5.49m)**

This garage is able to house 4 cars, being both double in width and double in length. There are two electronically operated up-and-over doors, light and power, a cupboard housing the electric meters and another larger cupboard housing both a water softener and the gas fired boiler that serves the hot water and central heating supply. The garage would lend itself to conversion into further living accommodation, in part or in total, and perhaps to create annexe living and kitchen accommodation, with the Guests' Suite converting to provide the bedroom and shower facility immediately above (subject to normal consents).

**EER & Council Tax**

Council Tax Band G - £2,968.92

Energy Efficiency Rating (EER) - TBC

**Viewing Information**

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

**Please Note**

Disclaimer

Putterills endeavor 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.

Money Laundering Regulations

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.















