



PUTTERILLS

EST. 1992

Holly House, 8 Swangleys Lane, Knebworth, SG3 6AA
Guide price £1,300,000

Unique 'New England' style family residence with beautiful south facing gardens and a close proximity to the mainline rail link to London Kings Cross

This elegant & beautifully appointed 5 bedroom detached 'New England' style family residence occupies a stunning south facing plot in a highly prestigious village lane and affords convenient access to the neighbourhood shops, excellent schooling and mainline rail link. With outstanding accommodation to suit the growing family, this unique house provides: Central hall with staircase, study, drawing room, kitchen/dining/family room, play room, laundry room, cloakroom, 3 bath/shower rooms 2 of which provide en-suite facilities, security alarm system throughout cat-5 ready (wiring to most rooms), oak framed garage & carport, plenty of private driveway parking, an outdoor kitchen with pizza oven and breathtaking landscaped south facing garden.

Knebworth village has a busy High Street with a number of shops that adequately cater for daily needs. These include: A chemist, post office, library, doctors' surgery, 2 dentists, Cooperative general store, Indian restaurant, Chinese take away, cafés, wine merchants, 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.

Proximity, schooling & golf courses

All times & distances are approximate as a guide only. Stansted airport 24 miles - London Heathrow Airport 40 miles - Luton Airport 13 miles - 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 (Via Knebworth) 20 - 35 minutes by rail.

The accommodation is arranged as follows:

Open canopy Oak pillared porch and original front door leading to:

Entrance hall 21'4 x 8'6 max (6.50m x 2.59m max)

This welcoming central approach has a heated, polished stone floor and staircase with moulded balustrade leading to the first floor. Two double glazed windows to the front and doors leading to:

Study 13'1 (max) x 14'2 (max) (3.99m (max) x 4.32m (max))

A comfortable and well equipped room with walk in sash window to the front, Oak floor, radiator, TV point, open fireplace with stone hearth & Oak Bessemer.

Kitchen / dining / family room 23'4 x 25'2 max (7.11m x 7.67m max)

A truly sumptuous space ideal for entertaining and the growing family. Carefully arranged into three distinct areas for dining, cooking and relaxing, this south facing room offers an extensive fitted kitchen to include a range of flush stone units with Quartz working surfaces, matching up-stand and an inset double bowl 'Clearwater' sink unit with mixer tap and cut drainer. There are two 'DAB' cupboards and a central island with pan drawers and cupboards, along with breakfast seating for three people.

Two Neff ovens, matching microwave and coffee machine, integrated dishwasher, induction hob with extractor above.

The entire area has a heated stone floor, spot lighting, sash style windows to the side and rear, along with an impressive roof lantern and a width of bi fold doors leading to the deck and bring the garden gracefully into the house. Door to playroom and further door to:

Laundry room 10'9 x 9'1 max (3.28m x 2.77m max)

White flush base units and a single drainer stainless steel sink unit with mixer taps and

cupboards under. Cupboard with plumbing for washing machine and dryer, stable door to side and sash window to the front. Door to:

Cloakroom

Floating concealed flush egg WC, wash hand basin with mixer tap, extractor fan and chrome heated towel rail.

Play room 11'9 x 9'4 (3.58m x 2.84m)

A flexible room with sash window to the front, radiator, Oak floor, TV point and cupboard housing the gas fired boiler.

Drawing room 22'4 x 12'2 wt 12'10 (6.81m x 3.71m wt 3.91m)

Another south facing room with sash window to the side and bi fold doors leading to the patio and garden. TV point and radiator.

STAIRCASE FROM ENTRANCE HALL LEADING TO FIRST FLOOR

Landing

A central split level approach with double glazed cathedral window to the rear and sash window to the front. Radiator, double airing cupboard housing the pressurised hot water

tank, and door with enclosed staircase leading to the second floor. Doors to:

Bedroom 1 15'9 (max) x 13'1 (4.80m (max) x 3.99m)

Approached via its own lobby, this highly individual room has a fine vaulted ceiling with deep full height cathedral style window, radiator, TV point and opening via the lobby to:

En-suite bathroom /dressing room 11'1 x 11'7 approx (3.38m x 3.53m approx)

A beautiful and well designed space with white suite comprising a central double ended free standing bath with integrated Aqualisa water system, twin ceramic vanity wash hand basin with mixer tap and twin chrome heated towel rails, Floating concealed flush egg WC and matching bidet, and a double shower cubicle with glass screen, integrated shower and complimentary tiling. Extractor fan, Marmoleum floor, concealed wardrobe cupboards to two walls and a window to the side.

Bedroom 2 13'8 x 13'6 (4.17m x 4.11m)

Another lovely double room with radiator and sash window with views across the rear garden. Door to:

Jack & Jill en-suite shower room

Double shower cubicle with glass screen and integrated shower, Floating concealed flush egg WC, wash hand basin with mixer tap, vanity shelf and ceramic tiled floor. Door to:

Bedroom 3 11'7 x 11' max (3.53m x 3.35m max)

Radiator, sash window to the rear and further door to the landing.

Bedroom 4 13'3 x 11'7 max (4.04m x 3.53m max)

A double guest room with sash window to the front and a radiator.

Bedroom 5 10'8 x 10'3 max (3.25m x 3.12m max)

A dual aspect L shaped room with sash window to the front and window to side. Radiator.

Bathroom 10'11 x 9'9 (3.33m x 2.97m)

Elegant white suite comprising a free standing claw foot bath with mixer tap, Floating concealed flush egg WC and wash hand basin with mixer tap. There is a double shower cubicle with glass screen and integrated shower, ceramic floor, chrome heated towel rail, shaver point, extractor fan and sash window to the front.

ENCLOSED STAIRCASE FROM LANDING
LEADING TO SECOND FLOOR

Loft room 45'1 x 12'11 approx max (13.74m x 3.94m approx max)

This impressive space offer a variety of further possibilities and is equipped for the installation of a further bathroom if required, and provision for a further bedroom / snug. Two Velux windows to the rear - waste - power and water.

Outside

The overall plot measures approx 0.297 of an acre and faces southerly to the rear.

Rear garden

Approx 130' x 58'

A particular feature of the property is the breathtaking landscaped grounds that have been professionally landscaped by 'Perennial'. Immediately to the rear of the house is an Oak deck which in turn leads down to a paved seating area along with an OUTDOOR KITCHEN with PIZZA OVEN, herb beds and further seating. There is an outdoor hot & cold shower with timber screen, shaped and bordered lawn areas along with an extensive variety of deep well tended beds offering and abundance of flowering bushes and shrubs. There is a tree house, vegetable area and sunken trampoline with live willow dome. Double and single gates lead to the front garden.

Front garden & driveway

Approached via double 5 bar gates from the lane and leading to an extensive drive with parking for around 5 cars. Silver birches, Yew hedging and a host of perennials scatter the bordering beds and a mature hedge line defines the boundary.

Detached garage block 28'7 x 17'5 (8.71m x 5.31m)

This beautiful detached Oak framed building provides an enclosed 1.5 width garage with work shop, an attached carport and low flush WC with sink. There are Velux windows, water and electric, water heater and mains sewerage.

Council tax & EER rating

Council Tax Band G £2,529.00

Energy Efficiency Rating (EER) - D

Viewing information

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

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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.



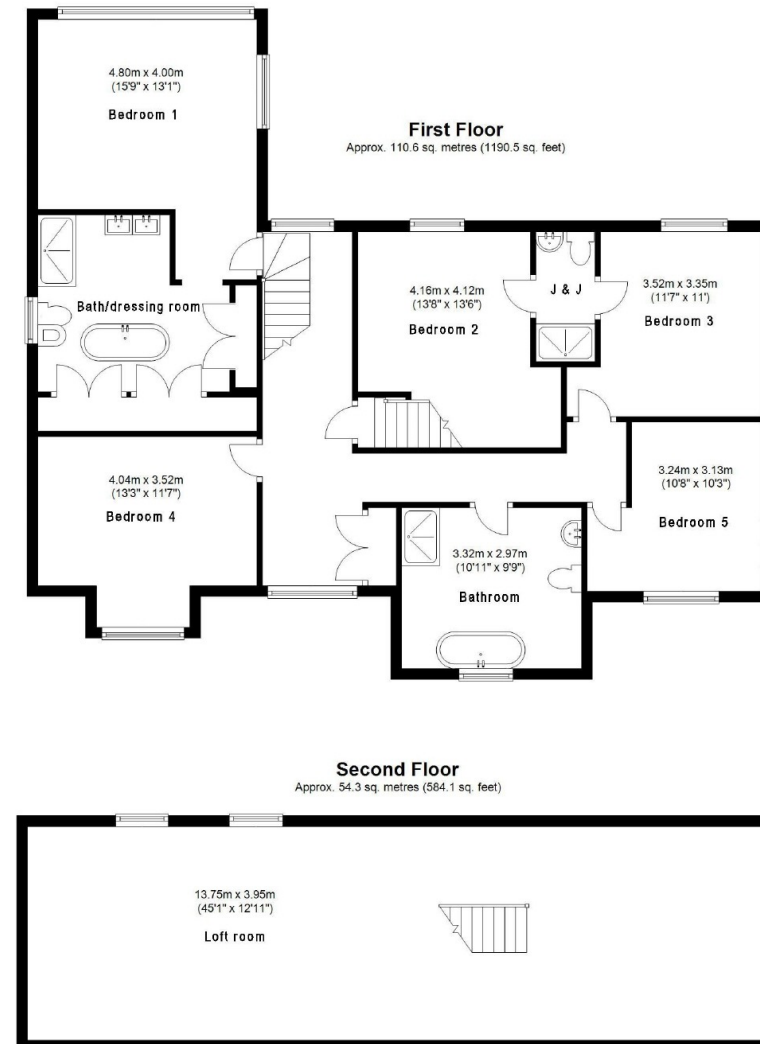
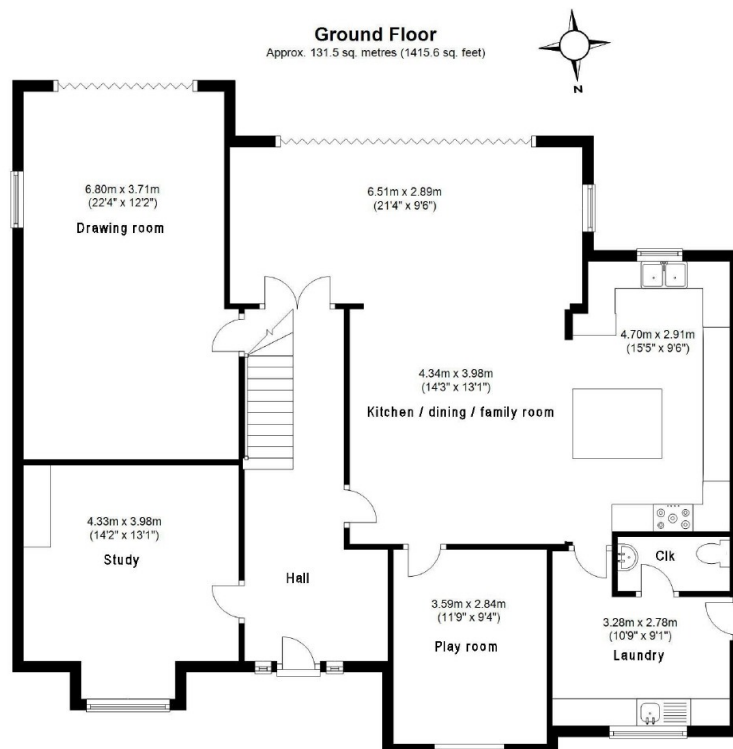












Total area: approx. 296.4 sq. metres (3190.2 sq. feet) **Exc garage block**