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Ashcroft, Slip Lane, Old Knebworth, SG3 6QG
Price £895,000

Beautiful character house in enviable semi-rural location on 1/3 acre plot

OPEN DAY SATURDAY 27TH APRIL BY APPOINTMENT ONLY

This enchanting character semi-detached residence was constructed in the 1930's and sits in an enviable semi-rural location within magnificent gardens of approximately 1/3 of an acre and with open views across open countryside.

The house boasts an abundance of character features, and has been tastefully enhanced by the addition of a contemporary extension to the rear aspect. The accommodation now comprises entrance hall, cloakroom, lounge with log burner, family room with fireplace, stunning kitchen dining room, and a useful utility / boot room. To the first floor the central landing has access to the magnificent main bedroom with vaulted ceiling, en-suite shower room, and a Juliet balcony with outstanding open views to the rear. There are two further generous double bedrooms to this floor and an enclosed turning staircase leading to a 24' attic bedroom, once again with an outlook over open countryside.

Outside, the plot extends to approximately 1/3 of an acre. There is a deep front garden with shingle driveway providing parking for several cars and leading to a detached timber double garage with accommodation above, ideal for use as an office, or even for conversion into an annexe (subject to normal consents). The rear garden is wide and deep and is laid mainly to lawn and mature shrubs, fenced boundaries and a wide patio.

This unique family dwelling enjoys a fine combination of traditional yet modern living and a leading address in what is arguably one of the more premier locations in this area.

Proximity

All distances are approximate as a guide only: Knebworth 1.5 miles - Stansted airport circa 29 miles - London Heathrow Airport circa 39 miles - Luton Airport circa approx 10 miles - Welwyn Garden City 4.9 miles - Hitchin 8 miles - St Albans approx 9 miles - M25 circa (Watford) approx 20 miles - A1 (m) Junction 6 approx 2.5 miles - Kings Cross approx 30/35 minutes by rail (Via Knebworth rail link)

The accommodation is arranged as follows:

Original heavy timber front door opening to:

Entrance hall 7'9 x 6'11 (2.36m x 2.11m)

This welcoming approach has a window to either side, dark oak flooring, staircase to the first floor, a ceiling light, radiator and doors to the lounge and to the family room/ study.

Lounge 20'9 x 11'5 WT 14'7 (6.32m x 3.48m WT 4.45m)

A well proportioned room with dark oak flooring, inset ceiling spotlights, a column radiator, window to the front and glazed door to the family room and glazed doors to the kitchen dining room.

Kitchen/ dining room 22'2 x 18'3 (6.76m x 5.56m)

This impressive and contemporary addition to the house has been fitted with an extensive range of bespoke white gloss "Vandepeer" wall and base units including tall larder cupboards. Beautiful white Quartz working surfaces incorporate a stainless steel sink with mixer tap set under a window to the side. Neff integrated appliances include two eye-level electric cookers, a microwave and a fridge. There is an island, also with white quartz working surface, that extends to provide a wide breakfast bar, and is fitted with pan drawers below, and a Neff hob with retractable extractor fan unit (into work surface). There are 2 vertical radiators, good quality wood effect laminate flooring and inset ceiling spot lights. Sliding glazed

panels span the width of the far wall, opening to the patio and garden beyond. Windows to the side and skylights allowing plenty of light.

Utility / boot room 8'10 x 8'4 (2.69m x 2.54m)

Again fitted with bespoke Vanderpeer white wall and base units, oak working surfaces, stainless steel sink, integrated freezer and space and plumbing for washing machine and tumble dryer, column radiator, limestone flooring, ceiling light, windows to the front and rear and a stable door to the side.

Cloakroom 3'10 x 3'2 (1.17m x 0.97m)

Approached from the family room, the cloakroom has a low level WC, wash hand basin with tiled splash-back, limestone flooring, ceiling light and extractor fan.

Family room 20'9 x 8'10 (6.32m x 2.69m)

A versatile room currently in use as a family room, but providing space for a

dining hall or study or second sitting room. There is a window to the front, a narrow window to the side, dark oak flooring, 2 column radiators, a fireplace with quarry tiled hearth (not currently operational - needs a log burner), and doors to all of the ground floor accommodation.

STAIRCASE FROM ENTRANCE HALL LEADING TO FIRST FLOOR:

Landing 12'6 x 5'9 (3.81m x 1.75m)

With a ceiling light and skylight and doors to all first floor accommodation including:

Main Bedroom 16'5 x 12'1 min (5.00m x 3.68m min)

A bright and airy room with a vaulted ceiling with a window to the side and glazed doors to a Juliette balcony with far reaching views across the rear garden to the countryside beyond. There are two sky light windows and an attractive, shaped high level window all providing ample natural light, Oak flooring, ceiling light and a column radiator and a door to:

En-suite Shower Room 6'1 x 5'10 (1.85m x 1.78m)

Fitted with a white suite comprising corner shower cubicle with Pura monsoon shower head, low level WC and wall mounted wash hand basin. Chrome heated towel rail, slate flooring, sky light and part tiled walls.

Family Bathroom 11'9 x 8'8 (3.58m x 2.64m)

White suite with free standing claw foot bath with mixer tap, hand held shower attachment and fixed monsoon shower over, wash hand basin set atop a ceramic tiled table, and low level WC. There is a window to the rear with open countryside views, ceramic tiled flooring and a radiator with fretwork cover.

Bedroom 2 11'11 x 11'8 (3.63m x 3.56m)

With window to the front with countryside views, original built-in cupboard and drawers to an alcove, ceiling light and radiator.

Bedroom 3 11'11 x 8'10 (3.63m x 2.69m)

With original built in cupboards and drawers to an alcove, wood effect vinyl flooring and two windows - one to the front offering views and a narrow window to the side.

Door from landing to stairwell with turning staircase leading to the second floor, and with window to the side.

Attic bedroom 18'9 x 14'4 min (5.72m x 4.37m min)

This stunning room has a high vaulted ceiling with exposed rafters (painted) and two low level skylight windows providing far reaching views to the rear. There are built-in wardrobes to the majority of one wall and there is also a useful eaves storage space. Two radiators, two ceiling lights and two up-lights.

Outside

A particular feature of the property, the plot extends to approximately 1/3 of an acre and is set along a quiet country lane.

Rear garden

South westerly in aspect, the rear garden is mainly laid to lawn, with fenced boundaries, mature shrubs and a patio that adjoins the rear of the house, blending almost seamlessly with the kitchen floor when the glazed doors are slid open.

Double garage 23'10 x 20' (7.26m x 6.10m)

Of breeze-block construction and timber clad, with 2 openings for cars, each with

wooden double doors. Power and light.

Office / gym / hobbies room 20' x 15'9 (6.10m x 4.80m)

Situated above the garage and approached via an external timber staircase with balcony sun deck. This room has oak effect laminate flooring, two sky light windows.

The garage and the room above offer scope for conversion to provide an annexe, subject to normal planning consents.

Front garden & driveway

With lawn, flower beds, mature hedging and sweeping gravel driveway that provides parking space for numerous cars.

Council Tax & EER

Council Tax Band - F

Energy Efficiency Rating (EER) - D

Viewing Information

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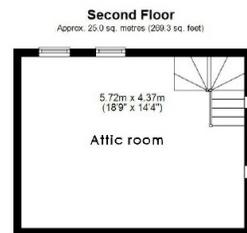
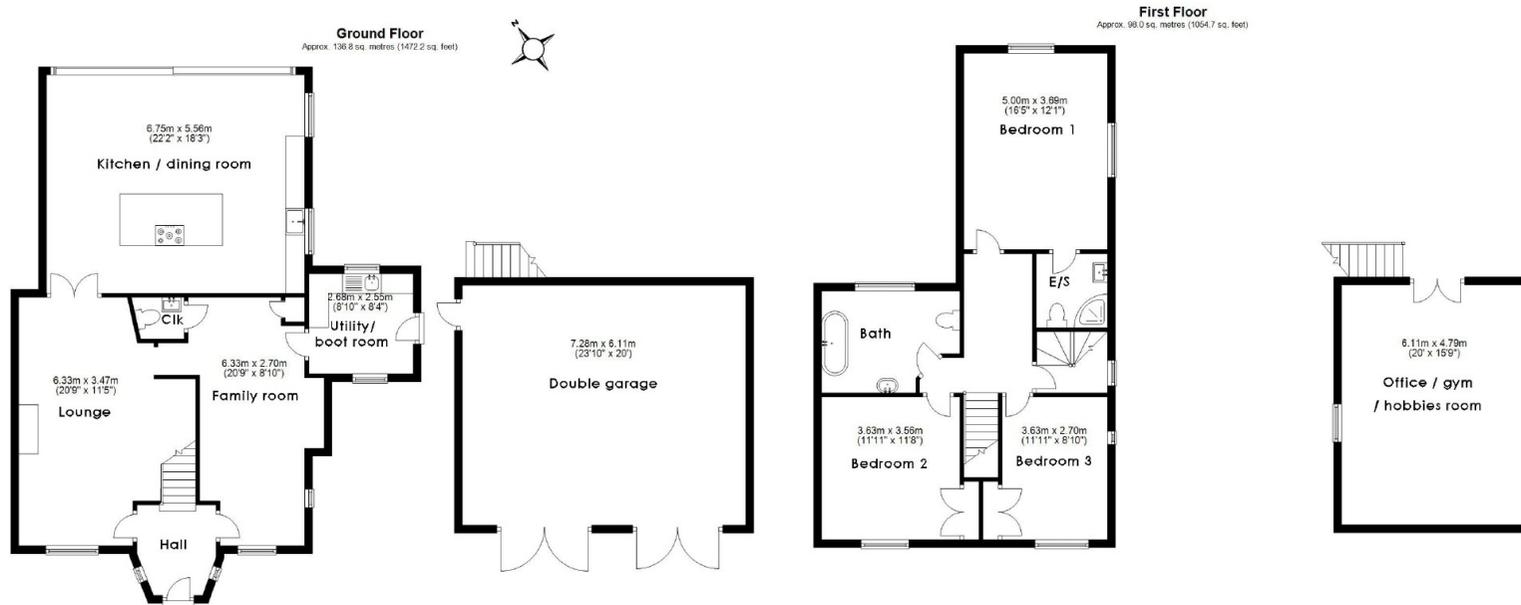












Total area: approx. 259.8 sq. metres (2796.2 sq. feet)
Includes garage area
Plan produced using PlanIt!