



PUTTERILLS

— est. 1992 —

The Old Cottage, 10 London Road, Woolmer Green, SG3 6JP

**Price £999,950**



## Quintessential detached 5 bedroom character house nestled in beautiful gardens.

This entirely unique detached 5 bedroom Grade II Listed residence is steeped in history and dates back to the 17th Century, enjoying a wealth of fine period features. Approached via an entrance vestibule and deep central hall, the property enjoys 3 generous reception rooms, 3 bath/shower rooms, bespoke recently re fitted kitchen and equipped utility room. A sweeping gravel drive allows ample parking which in turn leads to two garages and private cottage gardens to the side & rear.

Woolmer Green is a pretty village situated approximately 1 mile south of Knebworth. There is a lovely Church, Junior mixed infant School, a large modern village hall with football pitch and children's' play area, pretty village duck pond and some wonderful bordering countryside. There are 2 Public Houses, both of which serve food.

Close by Knebworth village is divided into two areas, the High Street which provides shops for daily needs including a chemist, post office, library, doctors and dentist surgeries, playing field with tennis courts and club house. Old Knebworth is more of a hamlet and is home to the Lytton Arms pub and Knebworth House, inhabited by Lord Cobbold and his family.

The County Town of Hertford is also within a short drive. London is easily accessible either by rail with a Mainline Station located in Knebworth or by road via the A1(M).

### Proximity

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

### Private schooling & golf courses

The area has a variety of private schooling and includes: Sherrardswood, Aldwickbury, St Francis' College, Princess Helena, St Edmunds College, St Albans girls & boys school, St Albans Abbey School, Heath Mount in Watton at Stone, Kingshott and Haileybury, Duncombe at Bengoe, St. Christopher's in Letchworth and Queenswood.

There is an excellent choice of golf courses in the area including close by Stevenage, Bocket Hall with the Auberge du Lac restaurant, Knebworth & Aldwickbury Park.

**The accommodation is arranged as follows:**

Original timber panelled front door leading to:

### Entrance vestibule 7'11 x 6'2 (2.41m x 1.88m)

Quarry tiled floor, leaded light windows to the side and rear, and original part glazed latch door to:

### Entrance hall 15'1 x 6'6 (4.60m x 1.98m)

A deep central approach with Oak staircase leading to the first floor, double radiator, 2 wall light points, exposed timbers and original latch doors leading to:

### Cloakroom 8'11'x 4'5 (2.72m x 1.35m)

New white suite comprising low flush WC and deep pedestal wash hand basin with period style taps. Panelling to dado height and a deep walk in cupboard. Leaded light window to side.

### Sitting room 18'10 x 14'7 (5.74m x 4.45m)

This bright and beautifully proportioned room has a dual aspect including secondary double glazed leaded light windows to the front and side, brick chimney breast with

stone hearth and gas coal effect basket with remote control. There are 2 radiators, TV point and wall light point.

### Family room 18'2 x 10'10 (5.54m x 3.30m)

Again a dual aspect room with 2 leaded light windows to the rear, matching French doors leading to the side and the sunken patio. 2 double radiators, 2 wall light points and TV point.

### Dining room 12'11 x 12'2 (3.94m x 3.71m)

A highly character filled space allowing a brick inglenook style fireplace with timber Bessemer and stone hearth. Wall and ceiling timbers, secondary double glazed leaded light window to the front, 2 wall light points, 2 old style radiators, structural vertical timbers opening through to the kitchen. A latch door leads to a front lobby with further door leading to the front garden and driveway.

### Kitchen 12'3 x 10'5 (3.73m x 3.18m)

Recently and beautifully re fitted with a superb range of hand painted panelled wall

& base units to include timber working surfaces with splash tiling and concealed under unit lighting. Inset Butler sink with mixer tap and cupboard below, space for small range style cooker with concealed extractor above, fridge/freezer space and a bow fronted base unit with working area and storage below. ceramic tiled floor, wall & ceiling timbers, radiator and secondary glazed leaded light window to the front.

#### **Laundry room 11' x 5'10 (3.35m x 1.78m)**

Quarry tiled floor, Butler sink with cupboard below, plumbing for washing machine, floor standing gas boiler and leaded light window to rear.

STAIRCASE FROM ENTRANCE HALL  
LEADING TO FIRST FLOOR:

#### **Part galleried landing**

This lovely central approach again has exposed timbers, a secondary glazed leaded light window to side, airing cupboard housing lagged hot water tank with shelved storage above, and latch doors to:

#### **Bedroom 1 13'1 x 12'4 (3.99m x 3.76m)**

A sumptuous double room with part vaulted ceiling and secondary glazed leaded light window to the front. 2 traditional style radiators, exposed brick wall and timbers.

#### **Bedroom 2 12'7 x 10'9 (3.84m x 3.28m)**

Another double room with leaded light windows to the side and rear. Radiator and a large walk in eaves storage cupboard with light.

#### **Bedroom 3 10'5 x 9'6 (3.18m x 2.90m)**

Secondary glazed leaded light window and traditional style radiator.

#### **Bedroom 4 14'11 x 8'9 (4.55m x 2.67m)**

A bright room with secondary glazed leaded light window to front - allowing wonderful

views across the bordering countryside. Traditional style radiator and panelling to dado height.

#### **Bedroom 5 / dressing room 10'11 x 8'7 (3.33m x 2.62m)**

Secondary glazed leaded light window to rear. Fitted wardrobes to two walls.

#### **Bathroom 12'1 x 7' max (3.68m x 2.13m max)**

Suite comprising enamel panelled bath with Victorian style mixer and shower spray, pedestal wash hand basin and a tiled shower cubicle with Mira electric shower. Splash tiling and wall timbers, hatch to loft area and secondary glazed leaded light window to front.

#### **WC 3'8 x 3'2 (1.12m x 0.97m)**

Low flush WC and leaded light window to front.

#### **Shower room 7'3 x 5'6 max (2.21m x 1.68m max)**

White suite comprising pedestal wash hand basin with mixer tap, oversized shower tray with Mira electric shower, complimentary tiled walls, extractor fan and vinyl floor covering.

#### **Outside**

##### **Side and rear gardens**

This mature and private area is laid mainly to lawn with bordering leylandii and a paved seating area with lighting. A rose clad arbour leads through to a utilities and drying area with fruit tree and space for a vegetable area. The main side garden area has a further sunken patio with water feature, shaped raised side beds with an abundance of shrubs, Acers, Geranium and perennials.

##### **Front garden & driveway**

The property is approached via a pillared entrance which in turn leads to an extensive

gravel driveway with ample parking for at least 8 vehicles. There is a lovely side lawn with sleepers borders that provide a vast variety of colourful Acers, bushes and shrubs. Shaped and climbing Pyracantha along with a paved side area with established shaped Holly.

#### **Garage 1 19' x 11'3 (5.79m x 3.43m)**

Double timber doors and store area.

#### **Garage 2 14'6 x 9'9 (4.42m x 2.97m)**

Double timber doors

#### **Council tax & EER rating**

Council Tax Band - G - £2968.92 per annum  
EER rating - NA

#### **Viewing information**

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













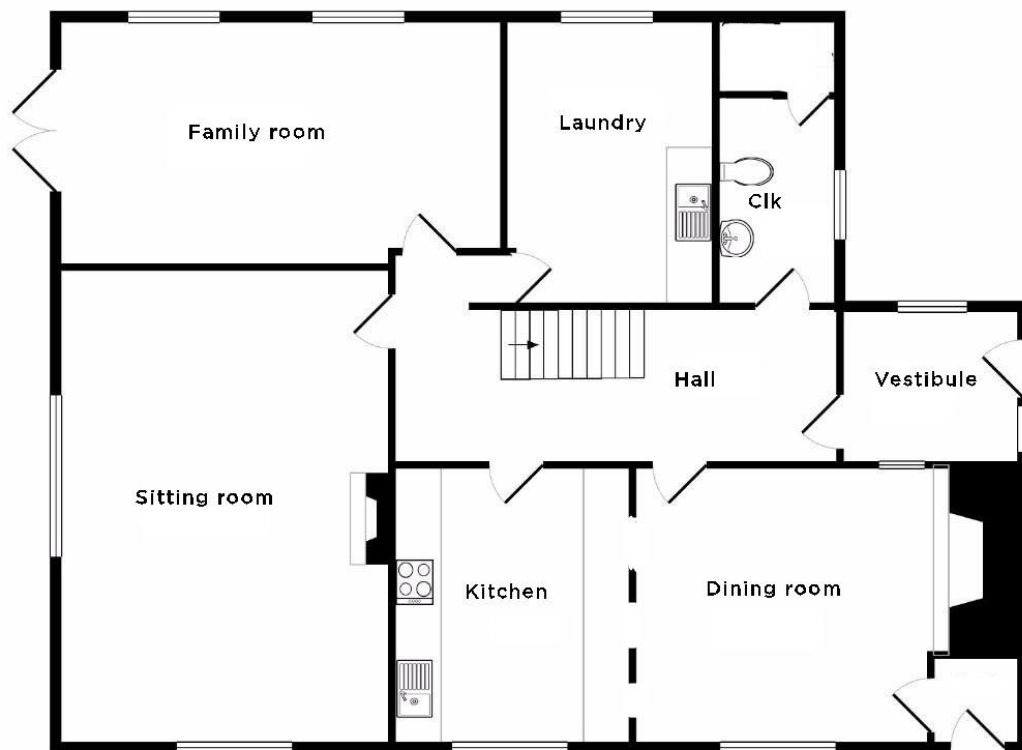




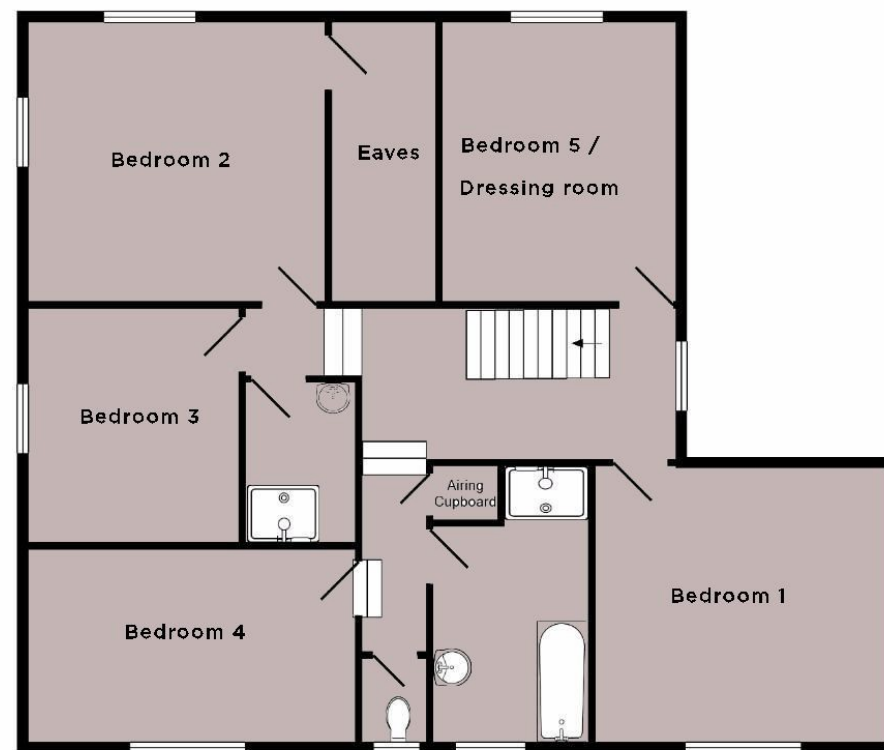








Ground Floor



1st Floor



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