



Lynwood House, Hitchin Road,
Stevenage, Hertfordshire SG1 3BJ


PUTTERILLS

13 Hitchin Road, Stevenage, SG1 3BJ

Offers in excess of £1,000,000

Detached Victorian villa of considerable size and distinction whilst conveniently situated within easy walking distance of the Historic Old Town High Street.

Lynwood House is an imposing five bedroom detached Victorian Villa of elegant proportions, thoughtfully modernised creating a versatile, vibrant family home whilst retaining an abundance of period features. There is a seamless relationship between the house and the gardens, fused together by a stunning double glazed Orangery featuring an aviary style glazed copula and bi-folding concertina doors across the full width of the room leading directly to the edge of the impressive heated outdoor swimming pool. The surrounding gardens have been perfectly laid out for entertaining with swathes of seating areas, paved terracing, outside lighting and an impressive Pavilion featuring a fitted bar, shower room/wc and changing room. In addition there is the practical benefit of a separate self-contained ground floor studio apartment which would be ideal for older children seeking independence or perfect for an elderly relative. Alternatively the studio could provide a rental income.

Further highlights of the property include a most impressive open-plan kitchen/breakfast and family room featuring a comprehensive range of sleek black gloss units with integrated appliances, a vast drawing room, study, downstairs cloakroom/wc, a dramatic reception hallway with views to the galleried landing above.

The majority of the ground floor is finished with polished porcelain tiled flooring complemented by white emulsioned walls showcasing the period features such as tall skirtings, ornate deep cornicing and tall ceilings. The first floor split level landing leads to five double bedrooms with the master bedroom suite benefiting from a generous en-suite bathroom with a family bathroom featuring a jacuzzi bath and separate shower cubicle. The property features gas fired central heating, original sash windows with secondary panels to the front elevations and a sweeping carriage gravel driveway providing ample off-road parking to the front of the property. Viewing is highly recommended to fully appreciate this truly magnificent period home.

LOCATION

Stevenage comprises both the New and Old Towns and is close to the A1M. The Historic High Street in the Old Town offers a good selection of shops, a Waitrose and Tesco Express supermarket, cafés/restaurants, public houses, public library, local Schools and a bank. There are more comprehensive shopping facilities in the nearby New Town with Schools, a Leisure Complex, Theatre and Arts Centre and Stevenage mainline train station with fast regular

trains to London Kings Cross (23 mins).

ENTRANCE PORTICO

A stylish portico with an arched pediment and a natural stone tiled step leading to period wide black painted part glazed hardwood front door with rectangular fan light and ceiling suspended carriage light.

RECEPTION HALLWAY

A fantastic introduction to this impressive home featuring an attractive staircase rising to the galleried landing above, original wooden panelling to dado rail height, period tall ceilings, deep skirtings, finished with polished porcelain oversized floor tiles, double panelled radiator, hatch opening to the cellar, doors to both the drawing room and the study/office with a glazed door to:

INNER HALLWAY

Continuation of polished porcelain floor tiles, doorway to the Orangery with further door to:

DOWNSTAIRS CLOAKROOM / WC

Fitted with a low level wc with push button flush and wall mounted hand wash basin, black tiled splashbacks, continuation of polished porcelain floor tiles, downlighters.

DRAWING ROOM

35'7" x 13'10" (10.84 x 4.22)

A visually impressive room of tremendous proportions featuring tall ceilings, deep skirtings, dado rail and ornate cornicing with decorative alcoves and wall lights. Feature cast iron fireplace with white surround and granite hearth creating a focal point to one end of the room with double glazed bi-folding concertina doors opening to the Orangery. Three radiators and secondary glazed sash bay window to the front elevation.

STUDY / OFFICE

11'11" x 12'10" (3.62 x 3.92)

The current owners work from home and as such this reception room has been adapted for use as a home office whilst featuring continuation of polished porcelain flooring, decorative fireplace, radiator and secondary glazed sash window to the front elevation. Door to:

KITCHEN / FAMILY ROOM

34'11" x 11'11" (10.65 x 3.64)

A contemporary designed living space combining both the kitchen, seating and family areas

into a modern "super room" ideally suited to modern family life. The kitchen area defined by a comprehensive range of sleek black gloss base and eye level units and drawers finished with solid wooden butchers block counter tops and stainless steel kick plates with an inset one and half bowl stainless steel sink unit with chrome mixer tap and waste disposal. The units extend to a substantial kitchen island with an inset electric induction hob with a ceiling suspended stainless steel extractor canopy above. Further integrated appliances include Neff stainless steel and glazed twin ovens, grille and microwave, plumbed fridge/freezer set to matching black gloss surrounding cupboards, under-counter fridge and separate under-counter freezer.

The kitchen units extend to matching dressers with a step providing a natural division to the seating area with a cream limestone fire surround creating a focal point with an electric flame effect fire. Continuation of the polished porcelain floor tiles, zonal downlighters, three double glazed windows to the side of the property and contemporary floor to ceiling tubular radiator. The counter tops extend to the end of the kitchen concealing space and plumbing for a washing machine and tumble dryer. Double glazed french doors with side windows opening to the rear of the property with double glazed bi-folding concertina doors opening to the Orangery. Further cupboard with matching black doors concealed the gas fired boiler, water tank and consumer unit.

ORANGERY

20'0" x 17'1" (6.09 x 5.20)

Creating a real heart of the home, providing a seamless link between the kitchen and drawing room, whilst wide double glazed bi-folding concertina doors provide a direct link to the outside entertaining space and swimming pool. Ample space for family dining, aviary style double glazed copula and downlighters. Further double glazed bi-folding concertina doors to the side with continuation of the polished porcelain floor tiles. School style column radiator.

FIRST FLOOR LANDING

An impressive split level first floor landing with two radiators, sash window to the rear elevation, part divided by a decorative archway, linen/storage cupboard and doors to:

BEDROOM ONE

19'6" x 13'11" (5.94 x 4.23)

A most comfortable master bedroom suite of excellent proportions finished with wood flooring with a secondary glazed sash bay window to the front elevation, tall ceilings finished with ornate corning, radiator, ceiling light and fan Door to:

EN-SUITE BATHROOM

8'7" x 6'9" (2.62 x 2.07)

Fitted with a white three-piece suite comprising a "P" shaped shower bath with deck mounted chrome mixer tap and shower attachment with separate shower over with curved screen, low level wc and a pedestal hand wash basin. Natural stone effect tiled walls with contrasting mosaic border tile, wooden effect flooring and chrome heated towel radiator.

BEDROOM TWO

15'11" x 13'10" (4.86 x 4.22)

Wooden effect flooring, built-in double wardrobe with cupboards above the bed recess and radiator, sash window to the rear elevation.

BEDROOM THREE

15'1" x 11'11" (4.59 x 3.64)

Pedestal hand wash basin, radiator and sash window to the rear elevation.

BEDROOM FOUR

12'11" x 12'4" (3.94 x 3.76)

Wooden effect flooring, secondary glazed sash window to the front elevation whilst measurements include a built-in wardrobe whilst exclude a further shelved cupboard.

BEDROOM FIVE

12'4" x 11'2" (3.76 x 3.40)

Measurements exclude a recessed hand wash basin with vanity cupboard below, radiator and sash window to the side elevation.

FAMILY BATHROOM

9'9" x 8'4" (2.98 x 2.53)

A spacious family bathroom fitted with a white suite comprising a jacuzzi bath, low level wc with push button flush, pedestal hand wash basin with chrome push button flush, pedestal hand wash basin with chrome mixer tap and a double width walk-in shower cubicle with fitted shower and screen, white tiled walls and white tiled flooring, two heated towel radiators and two sash windows to the side elevation.

SELF-CONTAINED ANNEXE / STUDIO APARTMENT

The property benefits further from a self-contained annexe/studio apartment situated to the side of the main residence whilst featuring its own private entrance promoting a variety of uses but would ideally suit older children seeking independence or an elderly relative. The annexe could also be used as a form of rental income.

ANNEXE ACCOMMODATION

UPVC double glazed front door opening to:

MAIN LIVING AREA

18'11" x 15'9" (5.76 x 4.80)

The main living area combines both seating, a bedroom and recessed kitchen with tiled splashbacks finished with natural stone effect tiled flooring, skirtings and downlighters with a fitted range of white gloss base and eye level units and drawers finished with granite effect rolled edge work surfaces, inset circular sink unit and drainer with mixer tap, space for kitchen appliances with an integrated stainless steel and glazed oven, electric hob and stainless steel extractor canopy above. Tall larder cupboard to one side, wall mounted electric heaters, exposed feature brickwork and double glazed window to the front elevation. Door to:

BATHROOM

6'10" x 6'1" (2.09 x 1.86)

Fitted with a white suite comprising a panelled bath with mixer tap and shower attachment over with fitted shower screen, pedestal hand wash basin and low level wc, white fully tiled walls, tiled flooring and airing cupboard to one corner housing hot water tank.

CELLAR

There is a cellar which extends under the front of the property with access from the reception hallway with a maximum ceiling height of approximately 5ft whilst providing ideal additional



storage space with power and light.

OUTSIDE FRONT

The property is set back from Hitchin Road behind a substantial shingled carriage driveway flanked by mature trees with access to the side and rear of the property.

REAR GARDEN

The rear garden provides a fantastic entertaining space with swathes of paved terracing and seating areas extending to the heated outdoor swimming pool whilst enjoying a private sunny aspect with a number of specimen and mature trees providing a natural private outlook. The garden extends beyond picket fencing to a generous lawn. Double glazed french door with side windows to provide access to the Pavilion.

SWIMMING POOL

A well maintained gas fired heated swimming pool with central steps, twin shallow ends and lighting.

PAVILION

17'5" x 8'6" (5.31 x 2.60)

Providing an extension to the garden with a striking fitted bar, comprehensive range of base and eye level kitchen units with work surfaces with an inset sink unit, terracotta tiled flooring and recessed disco lighting and doors to:

SHOWER ROOM

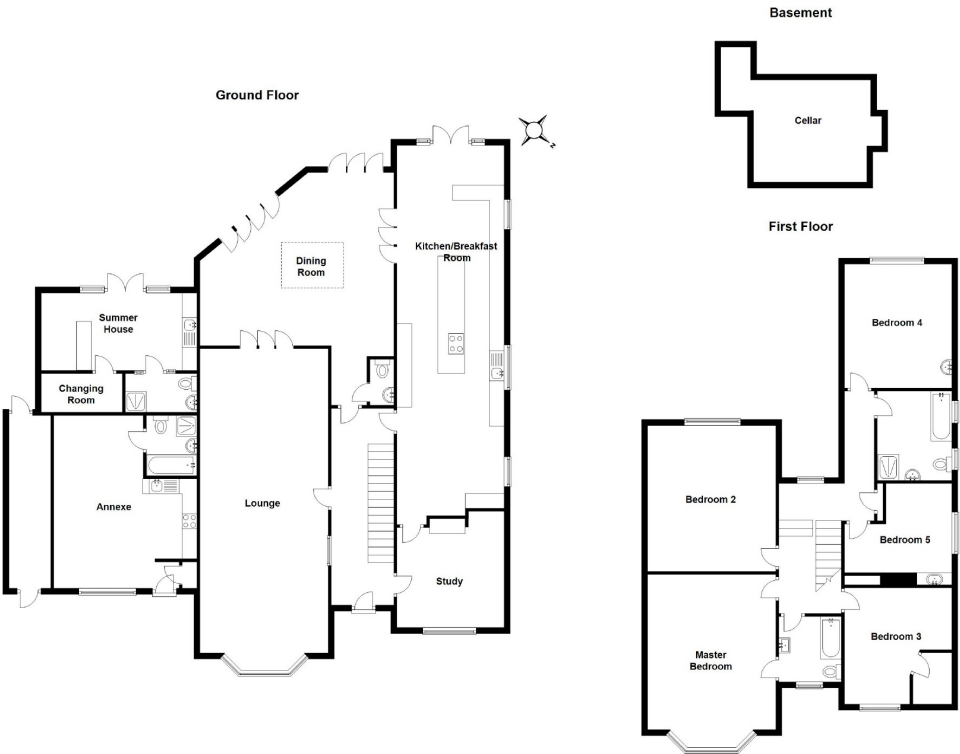
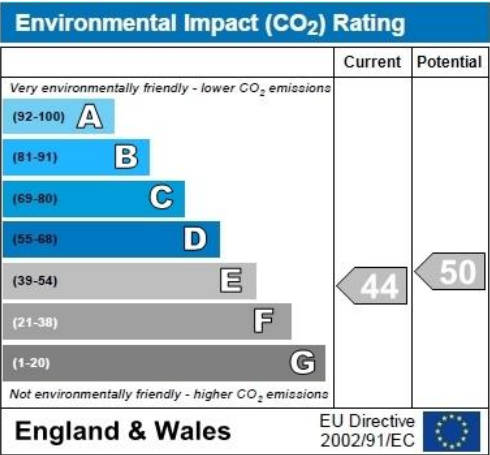
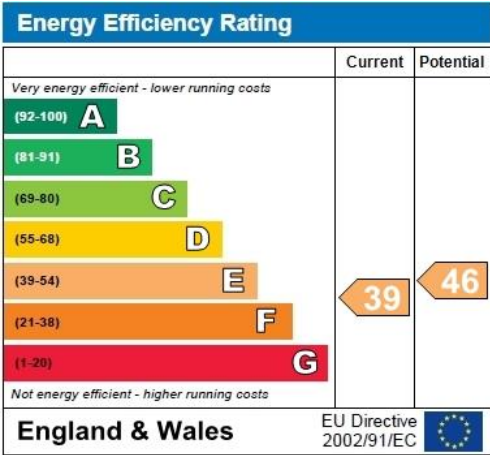
Ideal for serving the swimming pool with a low level wc, pedestal hand wash basin and walk-in shower cubicle, continuation of terracotta tiled flooring and white tiled walls.

CHANGING ROOM

Bench seating, clothes hanging space, continuation of terracotta tiled flooring and space for a tumble dryer.

POOL HOUSE

The pool house is situated to the side of the Annex providing additional storage whilst housing gas fired floor standing boiler for the heating of the swimming pool and filtration system.





Telephone: 01438 316846
 oldtown@putterills.co.uk
 www.putterills.co.uk



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