



PUTTERILLS

est. 1992

104 High Street, Walkern, SG2 7PG  
**Offers in excess of £1,000,000**



**FIVE BEDROOM PERIOD DETACHED FAMILY HOME OF 3560 SQ FT OCCUPYING A COMMANDING POSITION WITH GROUNDS EXTENDING TO A QUARTER OF AN ACRE WITHIN THE HEART OF THIS HIGHLY REGARDED VILLAGE OPPOSITE WALKERN VILLAGE GARDEN AND PLAYGROUND.**

An imposing, visually striking Victorian three-storey five bedroom detached Villa built in attractive Arlesley white brickwork behind a double bay fronted elevation finished with sash windows under a grey slate tiled roof. "Fairview" occupies a commanding slightly elevated corner position within the heart of this highly regarded Village whilst enjoying pleasant views across the village playground opposite. A most spacious part-converted double garage combines both secure parking with ground and first floor recreational space with a shingled driveway to the front of the garage providing ample off-road parking. "Fairview" has been subject to comprehensive refurbishment and offers a most versatile spacious arrangement of accommodation over three floors showcasing a number of fine period features whilst a most impressive open-plan kitchen/family room with a full height vaulted ceiling creates an ideal open-plan family orientated space best suited for modern day living. In full the accommodation comprises a wide welcoming reception hallway with original turning staircase to the first and second floors, a drawing room of excellent proportions featuring both an original period fireplace and a cast iron wood burning stove to either end of the room with bi-folding doors opening directly to the rear garden. An intimate dual aspect morning room provides a second reception room whilst a comfortable snug provides a further retreat or ideal home office/study. A most impressive open-plan kitchen/family room leads to a practical utility room and downstairs cloakroom completing the ground floor accommodation. A wide first floor landing with stained glass window leads to four comfortable double bedrooms and a traditional styled four-piece family bathroom with both rolled top bath and separate shower cubicle. The second floor landing provides access to the master bedroom suite with both a modern en-suite shower room and walk-in wardrobe. Outside, the extensive well maintained grounds extend to all sides of the property, in all approximately one-third of an acre.

### **WALKERN**

Walkern is a select and pretty village set through country lanes approximately four miles from the nearest train station in Stevenage which has fast regular trains to London Kings Cross (approx 23 minutes). Within the village there are local shops including a convenience store, renowned tea rooms, pubs, restaurants and a highly regarded infant/junior school which has an OFSTED rating of "Good"

### **THE ACCOMMODATION COMPRISES**

Period part-glazed front door with stained glass toplite with original ironmongery opening to:

#### **RECEPTION HALLWAY 6.66 x 1.87 (21'10" x 6'2")**

A fantastic welcoming introduction to this period home featuring checkerboard tiling combined with exposed wooden floorboards finished with detailed tall skirtings, dado rails and deep plaster coving with two plaster ceiling roses. Attractive staircase rising to the first floor, radiator with decorative cover and doors to:

#### **DRAWING ROOM 7.72 x 3.91 (25'4" x 12'10")**

A most comfortable room of excellent proportions combining both seating and dining areas with a dual aspect provided by a sash bay window to the front elevation with views over the playground opposite and bi-folding double glazed doors opening directly to the rear garden. Original feature marble detailed fireplace with an open grate, original tiled slips and tiled hearth. Exposed wooden floorboards, tall skirting boards, two radiators and the addition of a corner cast iron wood burning stove set to a black slate hearth.

#### **MORNING ROOM 3.94 x 3.93 (12'11" x 12'11")**

A most attractive intimate additional reception room featuring an original detailed marble fireplace with a cast iron wood burning stove with black tiled hearth, built-in cabinets and shelving to either side, tall skirting boards, radiator and picture rails. Dual aspect provided by an attractive sash bay window to the front elevation with

window seat and storage below with views over the playground opposite with a further sash window to the side.

#### **KITCHEN / FAMILY ROOM 6.64 x 4.83 (21'9" x 15'10")**

A particular highlight of the property being of excellent proportions featuring a full height vaulted ceiling with banks of sealed unit double glazed Velux windows to either side with display alcoves to either end. Substantial cast iron wood burning stove with flagstone flooring, ample space for a family sized table with the kitchen defined by a comprehensive range of cream wooden base units extending to a curved peninsular breakfast bar finished with mottled black polished square edge granite work surfaces with matching upstands with an inset double ceramic Belfast sink with a counter-mounted mixer tap. Integrated dishwasher, black Rangemaster oven incorporating five gas burners with tiled splashbacks and a concealed extractor fan set to a decorative pelmet with recessed downlighters. Matching housing for an American style fridge/freezer

with full height cabinet housing gas fired boiler. A total of five sash windows to the side elevations with a door opening to the gardens and a further door opening to the side of the property. Part-glazed door to the utility room with further doors to:

#### **SNUG 3.92 x 3.63 (12'10" x 11'11")**

Featuring stripped wooden fireplace with brick hearth and an open grate with stripped cabinets to either side with built-in shelving, further built-in bookcase, part-glazed door to the reception hallway, radiator and sash window to both the side and rear elevations.

#### **UTILITY ROOM 3.68 x 2.34 (12'1" x 7'8")**

Continuation of flag stone tiled flooring, oak door to the rear of the property, built-in oak base units with work surface over with an inset stainless steel sink unit with mixer tap, space and plumbing for kitchen appliances, downlighters, radiator, sash window to the side elevation and door to:

#### **DOWNSTAIRS CLOAKROOM / WC 2.35 x 1.24 (7'9" x 4'1")**

Fitted with a low level wc and a wall mounted hand wash basin, decorative wooden wall panelling, radiator, coat hanging space, downlighters, continuation of flag stone tiled flooring and sash window to the side elevation.

#### **FIRST FLOOR LANDING 4.83 x 2.85 (15'10" x 9'4")**

An impressive wide first floor landing with the attractive staircase continuing to the second floor finished with tall skirtings and dado rails with an attractive stained glass sash window to the rear elevation. Doors to:

#### **BEDROOM TWO 4.05 x 3.21 (13'3" x 10'6")**

Featuring exposed wooden floorboards with a dual aspect provided by sash windows to both the front and side elevations with views to the playground opposite, pretty cast iron

fireplace with tiled hearth, radiator, stripped wooden built-in wardrobe with further cupboards above.

#### **BEDROOM THREE 4.05 x 3.94 (13'3" x 12'11")**

A further comfortable double bedroom with a dual aspect provided by sash windows to both the front and side elevations with views to the playground opposite, pretty cast iron fireplace, radiator and picture rails.

#### **BEDROOM FOUR 4.04 x 3.21 (13'3" x 10'6")**

A further double bedroom finished with white painted exposed wooden floorboards, pretty cast iron fireplace with checkerboard tiled hearth, radiator, built-in double wardrobe with cupboards over with measurements including a built-in airing cupboard housing hot water cylinder and laundry shelves. Dual aspect provided by sash windows to both the side and rear elevations.

#### **BEDROOM FIVE 4.05 x 3.65 (13'3" x 12'0")**

Measurements include an understairs recess. Picture rails, radiator and a dual aspect provided by sash windows to both the side and rear elevations.

#### **FAMILY BATHROOM 2.80 x 1.87 (9'2" x 6'2")**

Fitted with a traditional style white four-piece suite comprising of a Burlington high level wc with chrome fittings, a freestanding roll top bath with claw feet and floor mounted chrome mixer tap and shower attachment, pedestal hand wash basin, walk-in shower cubicle with fitted shower, white wall tiles with contrasting natural slate floor tiles, traditional school style column chrome towel radiator, extractor fan and a sash window to the front elevation.

#### **SECOND FLOOR LANDING**

Radiator and stained glass sash window to the rear elevation. Doors to:

#### **BEDROOM ONE 5.70 x 5.06 (18'8" x 16'7")**

Measurements exclude a number of built-in eaves storage cupboards to the side of the room, downlighters and a sealed unit double glazed sash windows to both the front and rear elevations with views to the playground and farmland beyond, radiator and door to:

#### **EN-SUITE 2.44 x 1.55 (8'0" x 5'1")**

Measurements exclude the shower recess. Fitted with a modern white three-piece suite comprising a low level wc with a concealed cistern and push button flush with tiled vanity shelf, hand wash basin set to tiled vanity unit with a walk-in shower cubicle. Velux window to the side elevation, white tiled splashbacks with contrasting patterned floor and wall tiles, downlighters and chrome heated towel radiator.

#### **WALK-IN WARDROBE 1.60 x 0.82 (5'3" x 2'8")**

With built-in hanging rails and loft storage beyond.

#### **OUTSIDE - APPROX 1/4 ACRE**

"Fairview" occupies a substantial commanding corner position with the gardens extending to all sides of the property with a total plot of just over one quarter of an acre. Set back from the road behind attractive decorative brick retaining walls and privet hedging with a substantial cast iron gate and steps leading to the front door. The garden extends to the side with pathway and gated access to the rear garden with garage and driveway beyond.

#### **SIDE AND REAR GARDENS**

The main garden area extends to both the side and rear of the property laid predominantly to lawn with substantial limestone paved terrace featuring a sunken



















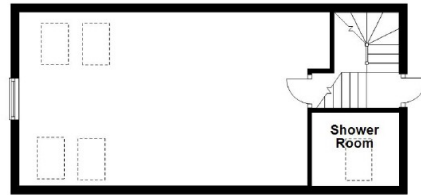




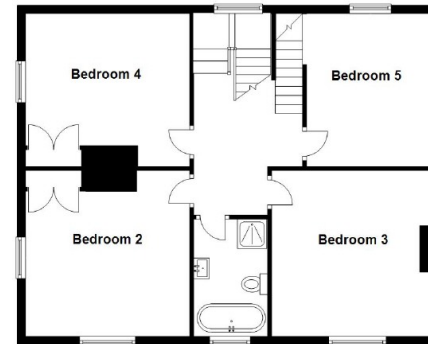




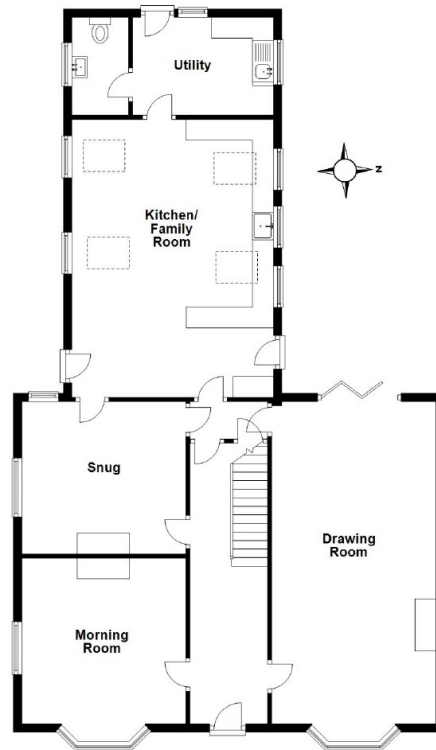
Above Garage



First Floor



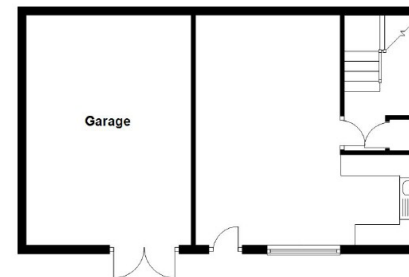
Ground Floor



Second Floor



Detached Garage



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