



PUTTERILLS

— est. 1992 —

27 High Street, Walkern, SG2 7PA

Offers in excess of £800,000

FOUR BEDROOM PERIOD DETACHED FAMILY HOME OF 2000 SQ FT OCCUPYING A PLEASANT, PRIVATE POSITION WITH DELIGHTFUL GROUNDS BACKING ONTO OPEN COUNTRYSIDE WITHIN THIS HIGHLY REGARDED VILLAGE.

An imposing, visually striking Victorian four 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. This handsome family home occupies a pleasant, private position set back from the High Street within this highly regarded Village whilst enjoying magnificent views across open countryside to the rear. A most spacious detached single garage sits behind a secure, gated shingled driveway for up to three vehicles, whilst the beautifully designed rear garden combines attractive planting with ample entertaining space and a level lawn, enjoying a glorious sunny open aspect. The property benefits from a sympathetic two storey rear extension adding additional living space and versatility to the original spacious accommodation, whilst the property has been decorated in a traditional theme best suited to showcase an abundance of fine period features including tall ceilings and skirtings, detailed architraves, ornate cornicing, ceiling roses, renovated sash windows with a number of fine period style fireplaces throughout.

A fine period leaded light stained glass front door opens to a wide welcoming reception hallway providing a magnificent introduction to this character home featuring an attractive period staircase rising to the first floor, the hallway opens to three principal reception rooms including a formal dining room, sitting room and a most comfortable lounge/family room with double doors opening to the rear garden. The advantages of a tanked cellar, a utility room and downstairs cloakroom add practicality to the accommodation whilst a bespoke open-plan kitchen/breakfast room creates the perfect family hub with further double doors opening directly onto the rear garden. The wide first floor landing leads to four bedrooms, three of which are generous double rooms with the extended master bedroom suite being of particular excellent proportions with a range of built-in furniture and a modern en-suite shower room. A most opulent spacious four-piece family bathroom with sanitaryware by Lefroy Brooks includes a most impressive freestanding cast iron rolled top bath with claw feet completes the fine arrangement of accommodation on offer.

Viewing highly recommended.

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 leaded light stained glass front door with matching toplite and side windows opening to:

RECEPTION HALLWAY

A fantastic welcoming introduction to this period home featuring stylish oak effect flooring, a most attractive staircase rising to the first floor with exposed wooden newel posts, handrail and turned spindles complemented by deep exposed wooden architraves, tall skirting boards, dado rails and period wooden panelled doors opening to the principal reception rooms. Central heating thermostat, radiator and door under

the stairs with steps down to the cellar with further doors to:

SITTING ROOM 4.14 x 3.65 (13'7" x 12'0")

A most comfortable room situated to the front of the property featuring tall skirting boards, deep plaster cornicing and ceiling rose. An attractive fireplace with detailed cast iron grate and surround with tiled slips and a black granite hearth with an inset living flame gas fire, picture rail and sash bay window to the front elevation with sash radiator.

DINING ROOM 4.10 x 3.66 (13'5" x 12'0")

A fantastic entertaining space featuring continuation of the oak effect flooring, tall skirting boards, deep ornate cornicing and ceiling rose with a sash bay window to the front elevation with a sash radiator and a feature open fireplace with detailed cast iron grate and surround with tiled slips and black granite hearth.

LOUNGE/FAMILY ROOM 8.01 x 3.51 (26'3" x 11'6")

A most spacious flexible room of excellent proportions featuring a comprehensive bespoke range of built-in furniture including cabinets with both media and display shelves, continuation of oak effect flooring and downlighters. Feature substantial wooden fireplace to one end of the room with a ornate cast iron surround with inset living flame gas fire and tiled slips and hearth. Further built-in book shelves and cabinets to either recess. Glazed french doors with side sash windows with two radiators below opening to the rear garden.

KITCHEN / BREAKFAST ROOM 5.14 x 3.66 (16'10" x 12'0")

Fitted with a comprehensive range of bespoke antique pine base and eye level units and drawers with a matching kitchen island finished with black granite work surfaces with matching upstands with an inset white ceramic double Belfast sink with antique style counter-mounted mixer tap with a carved drainer. A range of integrated

appliances include a fridge/freezer, dishwasher, water softener and a substantial dual fuel range oven with attractive tiled splashback set to the original chimney breast over mantel recess with concealed extractor canopy above. Under-unit and downlighters, sash window to the side elevation, ample space for breakfast table, attractive brick tiled flooring, glazed french doors and side sash window opening to the rear garden.

UTILITY ROOM

Fitted base unit with solid wooden butchers block square edge work surface over with an inset white ceramic sink unit with telescopic mixer tap, space and plumbing for both a washing machine and tumble dryer. Continuation of stylish oak effect flooring, downlighters, extractor fan, part-glazed stable door opening to the garden with sash window to the rear elevation. Door to:

DOWNSTAIRS CLOAKROOM / WC

Fitted with a low level wc with concealed cistern behind white wall tiles with chrome push button flush and wall mounted hand wash basin with chrome mixer tap. Extractor fan and continuation of stylish oak effect flooring,

CELLAR 5.64 x 1.42 (18'6" x 4'8")

Accessed from a door under the stairs with a wooden staircase leading to a fully tanked cellar providing additional storage area with an alarmed pump.

FIRST FLOOR LANDING

A wide landing with period panelled doors to:

BEDROOM ONE 7.26 x 4.99 (23'10" x 16'4")

A fantastic master bedroom suite of excellent proportions featuring a cast iron fireplace and a range of bespoke built-in bedroom furniture. Downlighters, two radiators and two sash windows to the rear elevation. Door to:

EN-SUITE SHOWER ROOM 2.20 x 1.62 (7'3" x 5'4")

Fitted with a modern white suite comprising a low level wc with concealed cistern behind white decorative panels with push button flush with a vanity hand wash basin set to a black granite shelf with matching upstands with further cupboard and drawers. Matching bathroom cabinet above with vanity mirror, display shelving and pelmet lighting. Walk-in shower cubicle with Aqualisa power shower, traditional chrome towel radiator and natural stone effect tiled flooring and walls with contrasting mosaic border tile. Sash window to the side elevation.

BEDROOM TWO 3.66 x 3.08 (12'0" x 10'1")

A generous double room a feature cast iron fireplace, radiator and sash window to the rear elevation.

BEDROOM THREE 3.65 x 3.45 (12'0" x 11'4")

A further generous double room with a feature cast iron fireplace, radiator and sash window to the front elevation.

BEDROOM FOUR 2.75 x 2.37 (9'0" x 7'9")

A range of built-in wardrobes housing airing cupboard with water tank. Radiator and sash window to the front elevation.

FAMILY BATHROOM 3.66 x 3.45 (12'0" x 11'4")

Of excellent proportions featuring sanitaryware by Lefroy Brooks comprising a low level wc, corner shower cubicle and pedestal hand wash basin. Feature freestanding cast iron roll top bath with claw feet with antique style mixer tap and shower attachment. Traditional towel radiator, further radiator with bespoke cover, downlighters, cast iron fireplace, exposed wooden floorboards, decorative wooden

panelling to dado rail height and sash window to the front elevation.

OUTSIDE

FRONT GARDEN

The property is set back from the High Street behind an attractive front garden enclosed by York stone boundary walls interspersed with York stone pillars with a wrought iron gate and pathway extending to the brick arched entrance vestibule and front door. Clipped topiary borders to either side of the pathway with further flowering shrubs.

DRIVEWAY

Secure shingled driveway for up to three vehicles behind double wooden gates leading to the garage.

GARAGE

Generous single garage with wooden double doors, power and light, eaves storage space and personal door to the rear garden.

REAR GARDEN

A particular highlight of the property is the beautifully presented and maintained rear garden combining wide Indian limestone paved terracing across the full width of the property with raised Arlesley brick planters with the garden beyond laid predominantly to lawn with further well stocked borders, mature specimen trees and an attractive wooden potting shed. Low retaining brick wall to the rear of the garden providing glorious views over open countryside. Gated access to the front of the property, personal door to the garden and side gate opening to a public footpath leading to pleasant countryside walks.

TENURE, COUNCIL TAX AND EPC

The Tenure of this property is FREEHOLD. East Herts Council Tax Band is F. The amount payable for the year 2020/21 is £2640.40. The EPC Rating is: E.



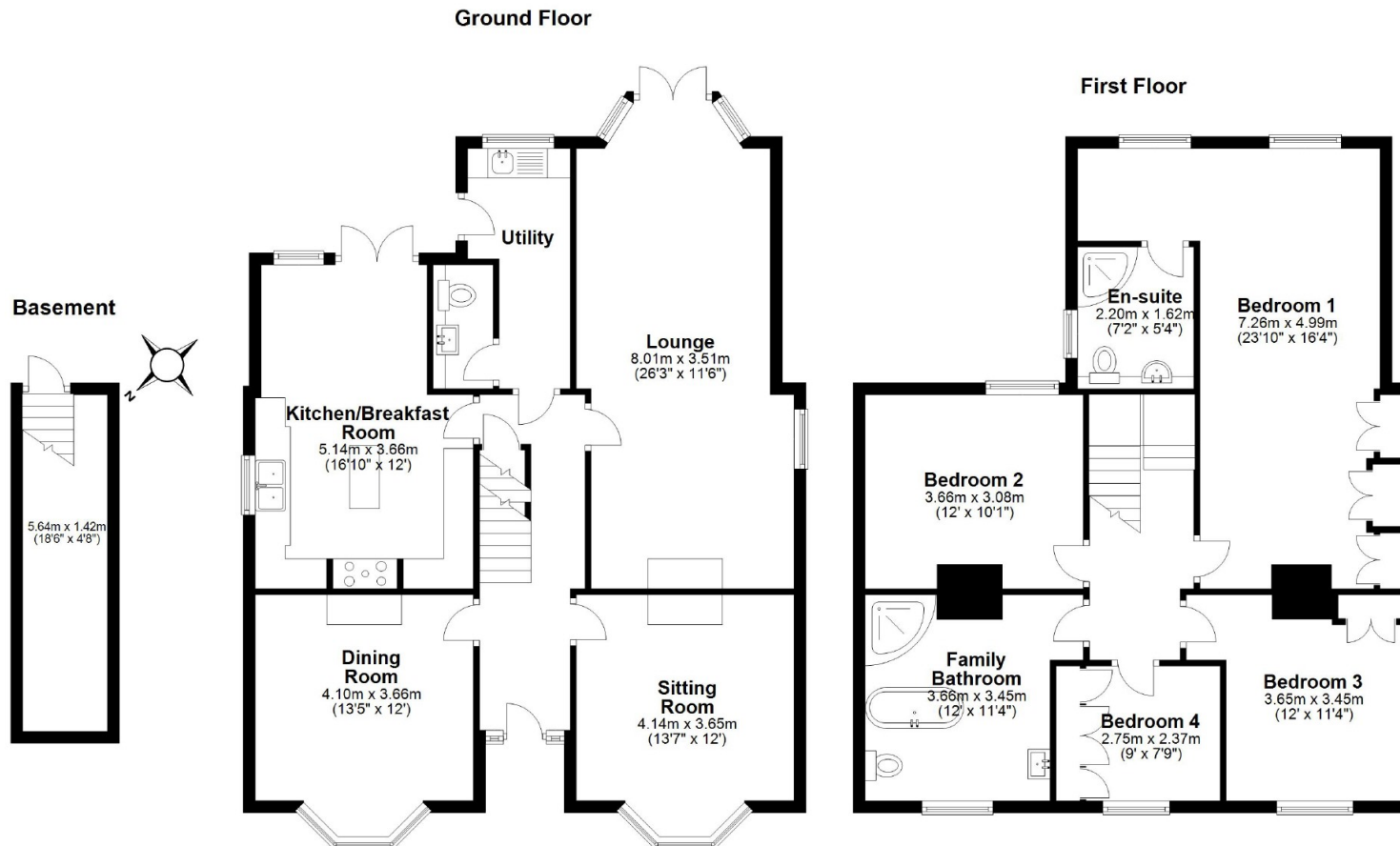












Total area: approx. 180.1 sq. metres (1938.9 sq. feet)