



PUTTERILLS

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2 The Grange, Old Town, Stevenage, SG1 3WA
Offers in excess of £460,000

AWARD WINNING PERIOD TOWNHOUSE WITHIN HIGHLY REGARDED COURTYARD DEVELOPEMNT LOCATED IN THE HEART OF THE HISTORIC OLD TOWN.

A rare opportunity to purchase this deceptively spacious Grade II Listed two/three bedroom period home forming part of an Award winning courtyard conversion scheme within the heart of the Old Town situated opposite the historic Bowling Green at the head of the High Street.

Steeped in history and character, this flexible home offers a deceptively spacious arrangement of accommodation over three floors and would ideally suit those looking to downsize to an individual, characterful yet low maintenance centrally located home. This period home enjoys a pleasant position situated opposite an attractive central courtyard whilst benefiting further from a low maintenance paved private courtyard garden with use of communal lawns, an allocated parking space and the practical advantage of a garage. Further benefits include sash windows and gas central heating.

The accommodation comprises a wide welcoming reception hallway, downstairs cloakroom/wc, modern fitted kitchen, dining/family room, first floor landing leading to a most comfortable dual aspect lounge, master bedroom suite with en-suite shower room whilst the second floor landing leads to a further double bedroom and a generous proportioned family bathroom. It is worthy of note that the first floor lounge could be used as a third bedroom if so required. Viewing highly recommended to fully appreciate the unique nature of the location and flexibility of the accommodation on offer.

THE ACCOMMODATION COMPRISES

Wide period panelled front door with carriage light opening to:

HISTORY

"Seagar House" forms part of the site of an original 16th Century Coaching Inn, first recorded as "The Swann Inn" in 1530 under the reign of Elizabeth I. It is believed that Charles I was led through the Old Town back to London under arrest by the parliamentarian soldiers during the Civil War years. The famous diarist, Samuel Pepys, recorded a journey through Stevenage on 5 August 1664 and again in 1667, staying at "The Swann Inn" and playing bowls on the Green opposite. More recently, "The Swann Inn" was renamed "The Grange" in the 1840's by Reverend John Osborne Seager who converted the buildings into a boys school. Of late, "The Grange" was used as council offices incorporating the Town's Registry Office. "The Grange" comprises a group of Grade II and Grade II* Listed Buildings arranged around an attractive courtyard. The buildings are a mix of styles including Tudor oak frames, fine Tudor brickwork and

Georgian facades with large sash windows. The buildings were successfully converted into eight townhouses and six apartments by City and Country in 1999 and the winner of the Bronze Award for "Best Renovation" at the "What House" Awards in the year 2000.

RECEPTION HALLWAY 3.90 x 2.42 (12'10" x 7'11")

Wide welcoming reception hallway finished with stylish oak flooring, staircase rising to the first floor, radiator, central heating thermostat, sash window to the front elevation. Doors to:

DOWNSTAIRS CLOAKROOM / WC

Fitted with a low level wc, pedestal hand wash basin, white and contrasting wooden effect tiled splashbacks and flooring, extractor fan and radiator.

KITCHEN 4.36 x 3.35 (14'4" x 11'0")

Benefiting from a dual aspect provided by sash windows to both the front and side elevations whilst fitted with a comprehensive range of Shaker style white base and eye level units and drawers finished with square edged solid wooden butchers block work

surfaces with matching upstands and white tiled splashbacks. Inset stainless steel one and half bowl sink unit with mixer tap. Appliances include an integrated Bosch dishwasher, stainless steel Neff oven with four-ring gas hob, stainless steel splashback and extractor canopy above, space for fridge/freezer and plumbing for washing machine. Continuation of stylish oak flooring.

DINING / FAMILY ROOM 4.38 x 3.41 (14'4" x 11'2")

Continuation of stylish oak flooring, radiator, sash window to the front elevation, ornate coving, ceiling rose and an attractive substantial wooden painted fireplace with a detailed cast iron grate and slate hearth with an inset living flame gas fire.

FIRST FLOOR LANDING

Feature arched window to the rear elevation, staircase continuing to the second floor with ceiling rose and exposed ceiling timber. Doors to:

SITTING ROOM / BEDROOM THREE 4.36 x 3.35 (14'4" x 11'0")

A flexible room currently being used as the sitting room with exposed wooden floorboards. Dual aspect provided by sash windows to both the front and side elevations. Substantial black painted wooden feature fireplace with a slate hearth and surround with a detailed grate with a living flame fire. Ornate cornicing and ceiling rose, TV and phone points and radiator.

BEDROOM ONE 3.49 x 3.38 (11'5" x 11'1")

Exposed wooden floorboards and sash window to the front elevation. Exposed ceiling timbers, radiator and door to:

EN-SUITE SHOWER ROOM 3.49 x 1.02 (11'5" x 3'4")

Fitted with a modern white three-piece suite comprising a rectangular vanity hand wash basin set to an oak vanity stand with chrome mixer tap, low level wc with push button flush and a double width walk-in shower cubicle with fitted shower and bi-folding screen, chrome heated towel rail, natural stone wall and floor tiles, downlighters, extractor fan, shaver point, exposed ceiling timber.

SECOND FLOOR

Sealed unit double glazed Velux style window to the front elevation. Doors to:

BEDROOM TWO 3.50 x 3.37 (11'6" x 11'1")

A further generous double room, radiator and window to the front elevation.

FAMILY BATHROOM 3.38 X 1.77 (11'1" X 5'10")

Measurements exclude a substantial range of built-in wardrobes whilst fitted with a traditional three-piece suite comprising a pedestal hand wash basin, low level wc and a tiled panelled bath with antique style mixer tap and shower attachment. White tiled splashbacks with contrasting coloured border tile, chrome towel rail and sash window to the side elevation.

OUTSIDE

GARDEN

The property enjoys the benefit of a private courtyard garden situated immediately to the side of the property enclosed by attractive wrought iron railings with limestone paved terracing, raised slate shingled border and dwarf brick boundary walls, mature screening creating a private comfortable attractive seating area.

COMMUNAL GARDENS

Attractive courtyard to the front of the property providing additional seating area with landscaped planting enclosed by wrought iron railings. Further communal gardens situated to the rear of the development including substantial private lawns, mature trees and shrubbery.

GARAGE

Single garage situated close to the property with up and over door, power and light.

PARKING

A separate allocated parking space situated to the shingled residents parking area to the rear of the development.

AGENTS NOTE

Seagar House is freehold whilst the single garage is held on a 999 year Lease from approximately 2001 with a ground rent of approximately £25 per year (to be confirmed). In addition there is a maintenance charge for the upkeep of the communal areas of approximately £600 per year.

TENURE, COUNCIL TAX and EPC

The Tenure of this property is FREEHOLD. The Council Tax Band is F. The amount payable for the year 2020/21 is £2640.11. The property is GRADE II LISTED and therefore it is exempt from an EPC.

VIEWING INFORMATION

Viewing is strictly by appointment only through Putterills of Hertfordshire, through whom all negotiations should be conducted.

DISCLAIMER

Putterills endeavour to maintain accurate depictions of properties in virtual tours, floor plans and descriptions, however, these are intended only as a guide and intended purchasers must satisfy themselves by personal inspection.

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.

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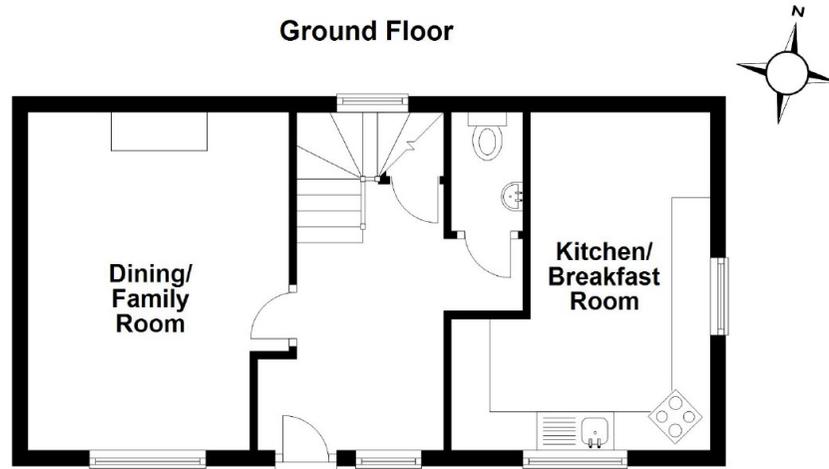




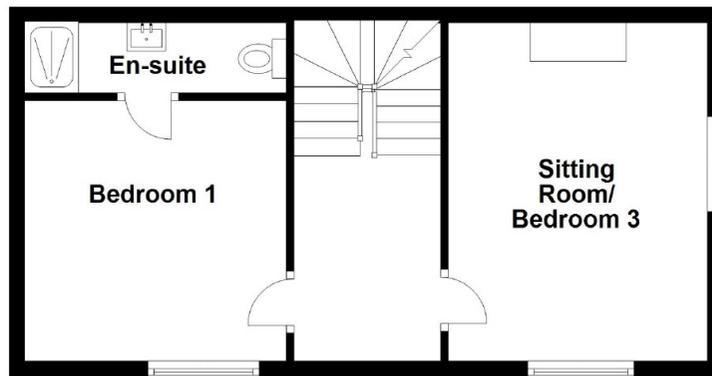




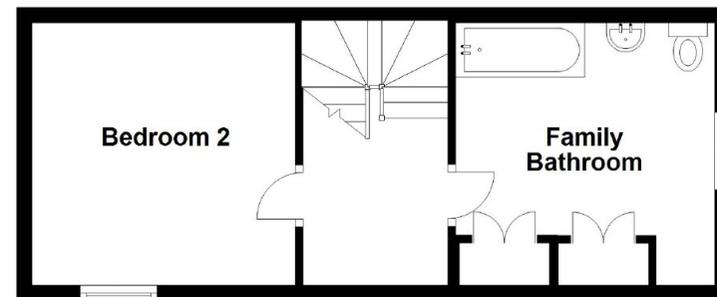
Ground Floor



First Floor



Second Floor



Total area: approx. 107.7 sq. metres (1159.1 sq. feet)



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