



P U T T E R I L L S

— est. 1992 —

2 High Street, Graveley, SG4 7LD
Offers in excess of £1,000,000

FOUR BEDROOM DETACHED COUNTRY RESIDENCE OCCUPYING PRIVATE GENEROUS GROUNDS IN EXCESS OF ONE ACRE ON THE OUTSKIRTS OF THIS WELL REGARDED NORTH HERTFORDSHIRE VILLAGE.

An attractive, extended, substantial four bedroom detached Edwardian home of considerable style and distinction occupying extensive, private grounds in excess of one acre whilst enjoying a commanding elevating position at the entrance to this well regarded, conveniently situated North Hertfordshire Village. This well proportioned character home retains a number of fine period features including fireplaces, tall ceilings and full height multi-paned bay windows, whilst a substantial rear extension provides a generous open-plan family kitchen, ideal for modern family living.

In full the accommodation comprises a wide welcoming reception hallway with reading area, downstairs cloakroom/wc, sitting room, conservatory, lounge, study, dining room, rear lobby/boot room, utility room, kitchen/family room, first floor landing leading to four bedrooms with an en-suite shower room to the master bedroom and a family bathroom.

The property is approached via wrought iron gates and an impressive circular carriage driveway providing the perfect entrance to this elegant family home. A detached double garage with loft storage sits to one side whilst the extensive formal gardens extend to both the side and the rear of the property, part divided to create a informal paddock area to the rear of the plot. A substantial wrap-around paved terrace provides an ideal entertaining space leading onto a brick and wooden built pergola. In all, the grounds extend to over one acre.

LOCATION

Graveley is situated between the towns of Hitchin and Stevenage providing excellent communication and travel links with the A1M just a short drive away whilst the mainline railway station at Stevenage provides fast direct links to Kings Cross in approximately 23 minutes. The market town of Hitchin provides boutique shopping and dining whilst Stevenage provides comprehensive shopping facilities including Retail Parks, a Leisure Complex, Theatre and Arts Centre.

GRAVELEY

Graveley is a pretty village centred around an attractive pond with two established public houses serving excellent food, in addition there is a lovely church on the outskirts of the village with an excellent choir and a well regarded primary school. Graveley is very welcoming and sociable with many community clubs with regular events including book clubs, a table tennis club and a quarterly supper club.

THE ACCOMMODATION COMPRISES

Hardwood front door opening to:

RECEPTION HALLWAY 3.73 x 3.00 (12'3" x 9'10")

Extending and widening via a decorative archway to provide additional seating area opposite an impressive brick-built arched fireplace recess. Wooden panelled staircase rising to the first floor with storage cupboard

below, radiator, sealed unit double glazed window to the front elevation and farmhouse pine panelled doors opening to:

DOWNSTAIRS CLOAKROOM / WC

Fitted with a low level wc and wall mounted hand wash basin, tiled flooring, radiator and sealed unit double glazed window to the side elevation.

SITTING ROOM 4.90 x 3.66 (16'1" x 12'0")

A most comfortable room featuring an elegant full height sealed unit double glazed window to the front elevation complemented by a substantial wooden fire surround and mantle with an inset cast iron detailed open grate with black tiled hearth with an arched recess to one side. Radiator and sealed unit double glazed casement doors opening to:

CONSERVATORY 4.16 x 3.45 (13'8" x 11'4")

Of UPVC double glazed construction with a glazed apex roof. Panoramic views over the grounds with french doors opening onto the garden. Tiled flooring and three radiators.

LOUNGE 4.30 x 4.21 (14'1" x 13'10")

A further comfortable reception room featuring a full height sealed unit double glazed bay window to the side elevation providing views over the grounds. Substantial wooden fire surround and mantle with an inset cast iron detailed open grate with black tiled hearth. Arched display recess and radiator.

DINING ROOM 4.78 x 3.60 (15'8" x 11'10")

Of excellent proportions, ideal for entertaining with ample space for a large family sized table. Attractive cast iron fireplace with a black granite hearth, two radiators and two sealed unit double glazed windows to the front elevation.

STUDY 4.30 x 3.20 (14'1" x 10'6")

Benefiting from a dual aspect provided by sealed unit double glazed window to the side elevation and sealed unit double glazed box bay window to the front elevation. Radiator, cast iron fireplace with black tiled hearth with a shelved cupboard and bookcase to either side.

KITCHEN / FAMILY ROOM 9.22 x 4.02 (30'3" x 13'2")

An excellent sized open-plan kitchen/family room, ideal for modern family life with the kitchen area defined by a comprehensive range of beech base and eye level units and drawers with an inset one and half bowl sink unit with mixer tap, extending to corner shelving and glazed display cabinets finished with mottled blue granite effect work surfaces extending to a peninsular breakfast bar, freestanding full height fridge and separate freezer, dishwasher and a cream traditional range with gas hob, glazed splashback and black extractor canopy above (all included in the sale price). Ample space for breakfast table with seating area beyond, terracotta floor tiles, radiator, downlighters and three sealed unit double glazed windows to the rear elevation with double glazed french doors

opening to the garden. Door to:

REAR LOBBY / BOOT ROOM

Continuation of terracotta floor tiles, coat and shoe storage space, stable door opening to the rear garden, access to additional loft space and a double shelved pantry cupboard. Door to:

UTILITY ROOM 3.62 x 2.33 (11'11" x 7'8")

Fitted with a matching range of beech base and eye level units finished with mottled blue granite effect work surfaces with an inset stainless steel sink unit with mixer tap. Floor standing gas fired boiler and freestanding washing machine and tumble dryer (included in the sale price), continuation of terracotta floor tiles, downlighters and sealed unit double glazed window to the rear elevation.

FIRST FLOOR LANDING

An expansive split level first floor landing featuring sealed unit double glazed window to the front elevation with built-in window seat. Shelved recess, access to the boarded loft space with light, double airing cupboard with hot water tank and laundry shelves, farmhouse pine panelled doors opening to:

BEDROOM ONE 4.35 x 3.97 (14'3" x 13'0")

A dual aspect provided by sealed unit multi-paned bay window to the side elevation with views over the grounds with a further sealed unit double glazed window to the rear. Radiator, white painted cast iron fireplace. Door to:

EN-SUITE SHOWER ROOM

Fitted with a modern white three-piece suite comprising a low level wc, curved double corner shower cubicle with fitted chrome shower, pedestal hand wash basin, white tiled splashbacks with contrasting glass mosaic patterned tiled, extractor fan, radiator, shaver point and sealed unit double glazed window to the rear elevation.

BEDROOM TWO 3.86 x 3.29 (12'8" x 10'10")

Featuring a dual aspect provided by sealed unit double glazed windows to both the front and side elevations, radiator and cast iron fireplace with shelving to the recess.

BEDROOM THREE 3.62 x 2.73 (11'11" x 8'11")

Cast iron fireplace, radiator and sealed unit double glazed window to the side elevation.

BEDROOM FOUR 3.06 x 2.71 (10'0" x 8'11")

Measurements exclude an eaves storage cupboard. Cast iron fireplace, radiator and sealed unit double glazed

window to the side elevation.

BATHROOM

Fitted with a white four-piece suite comprising a wooden panelled bath with an antique style mixer tap and shower attachment, low level wc and pedestal hand wash basin, walk-in corner shower cubicle with fitted shower. Radiator, natural stone effect tiled splashbacks, exposed wooden floorboards, sealed unit double glazed window to the side elevation.

SEPARATE WC

Accessed from the landing, fitted with a low level wc and wall mounted hand wash basin, radiator and sealed unit double glazed window to the front elevation.

GROUND - IN EXCESS OF ONE ACRE

"Hakgala" enjoys a commanding elevated position on the outskirts of the village. Set back and approached via wrought iron gates with a circular tarmac carriage driveway with the remainder of the frontage laid to lawned areas interspersed with mature specimen trees and shaped and clipped conifer shrubbery and laurel hedging with a deep frontal border with further formal planted beds with additional shingled area and wide access to the side and rear of the property.

The formal grounds extend to the side and rear of the property laid predominantly to lawn interspersed with mature specimen trees and flanked by clipped privet and mixed hedging, a substantial wrap-around curved paved terrace provides ideal entertaining area providing panoramic views over the gardens, flanked by dwarf boundary walls with central steps leading to the lawn with a most impressive wooden and brick pergola beyond. A further hedgerow part divides the formal gardens from the rear paddock with wooden stable to the corner (in need of refurbishment) with further mature trees and boundary hedging.

GARAGE

Detached double garage with power and light and water. Up and over door, personal door to the side and additional eaves storage space.

PROPOSED DEVELOPMENT

We are aware of a joint planning proposal between North Herts District Council and Stevenage Borough Council

which if fully consented could have a visual impact on the current open aspect over the surrounding countryside (mostly noticeable from first floor windows) Any prospective purchaser needs to be aware of this potential impact before committing to purchase. Proposed site plan available upon request.

TENURE, COUNCIL TAX AND EPC

The Tenure of this property is FREEHOLD.

The North Hertfordshire Council Tax Band is G. The amount payable for the year 2021-22 is £3304.60. The EPC Rating is D.

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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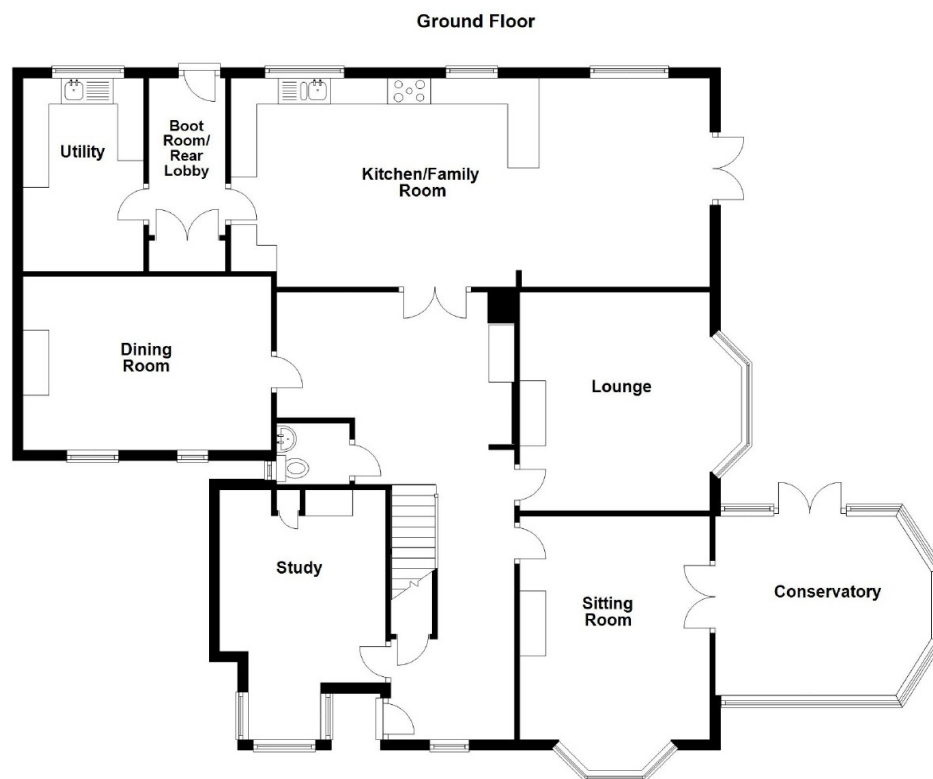












Total area: approx. 236.2 sq. metres (2542.0 sq. feet)