



Old Lane, Knebworth
Hertfordshire, SG3



Beyond your expectations

A wonderful family home in excess of 4700 sq.ft.

Hamptons International

2 High St, St. Albans, Hertfordshire, AL3 4EL

Sales. 01727 890770

stalbans@hamptons-int.com

www.hamptons.co.uk

4 receptions | kitchen/breakfast room | master bedroom with dressing room & ensuite bathroom | 5 further bedrooms with 2 ensuites | family bathroom | indoor swimming pool | tennis court | artists studio | detached workshop | triple garage | gardens in excess of 2 acres

Guide Price £2,295,000 Freehold

Description

Longdene is located in a wonderful semi rural location set in private gardens in excess of 2 acres. The main house which is in excess of 4700 sq. ft. offers well balanced, flexible accommodation over two floors.

The property comprises, reception hall, four reception rooms, kitchen/breakfast room, utility room, boiler room and pool room. To the first floor there is the master bedroom with dressing room and ensuite bathroom, guest bedroom with separate dressing room/bedroom 6 and ensuite bathroom, four further bedrooms one with ensuite and separate family bathroom.

The indoor swimming pool complex has doors opening out to the patio and garden area, changing rooms, sauna and wc. In the grounds there is a self contained artists studio, Tennis court and a detached workshop with light and power. There is ample parking for multiple vehicles as well as the triple garage.

Outside

The gardens to the property are private with a mixture of mature woodland trees, hedge rows, flowers and shrubs. There gardens have been beautifully landscaped and designed and must be viewed to be appreciated.

Location

The Village of Knebworth is ½ mile from Longdene with Knebworth Station approx 1 mile. Locally there is a wide variety of shops for day to day needs. There is also access

to Stevenage, Hertford and Welwyn Garden City and the commuter is well served as Hertford, Welwyn Garden City and Stevenage have their own railway link to King's Cross/Moorgate. The A1(M) can be reached at Stevenage or Welwyn Village and provides an alternative route into Central London.

There is a good selection of schooling facilities which include independent nursery and pre-preparatory schools at Watton-at-stone (Heathmount) and Hitchin (Kingshot) and a public school at Hertford Heath (Haileybury).

The surrounding countryside provides for many leisure activities to include golf, riding and walking.

Additional Information

Local Authority: North Hertfordshire District Council
01462 474000



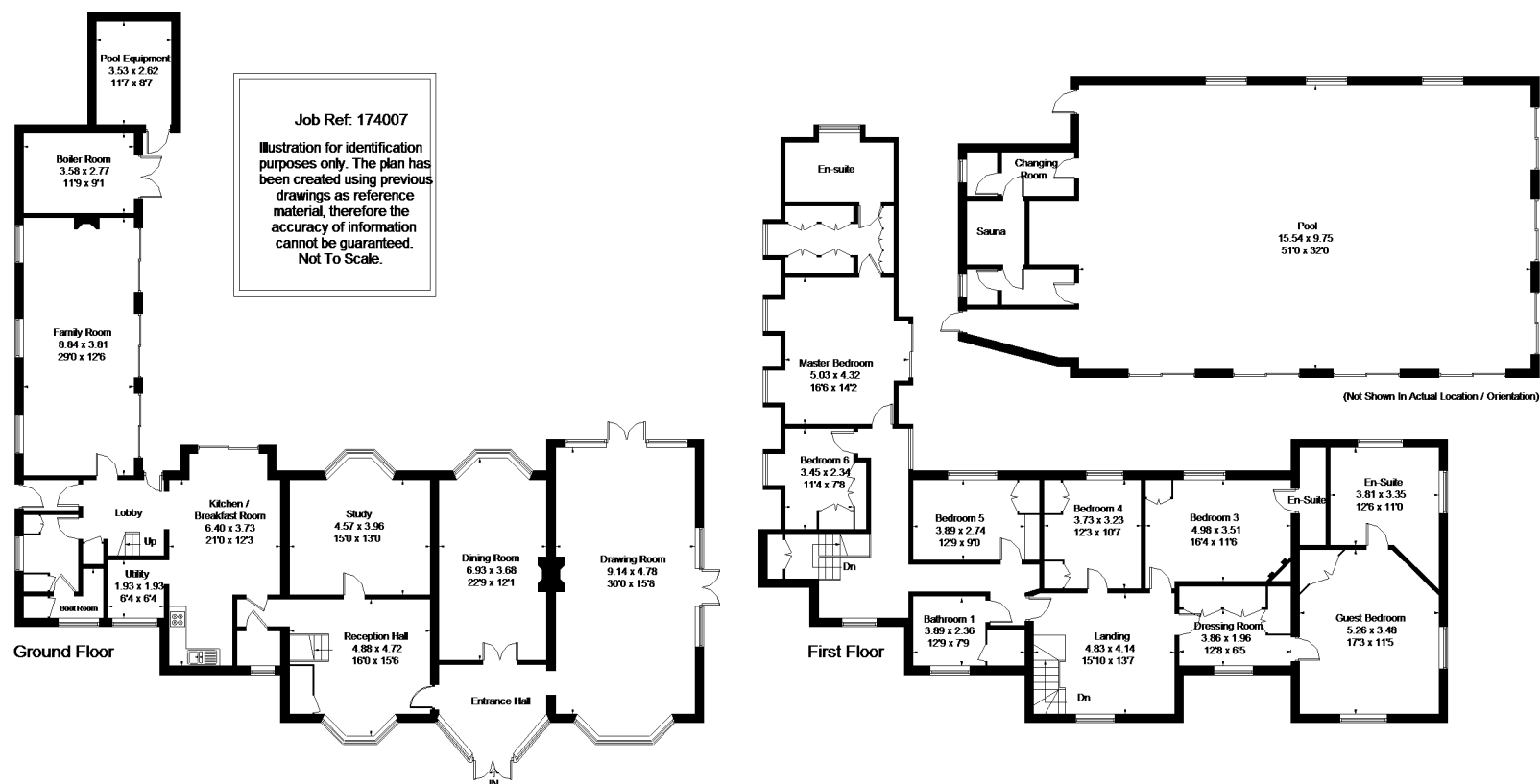
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Old Lane, Knebworth

Approximate Gross Internal Area = 439.8 sq m / 4734 sq ft

Outbuildings = 177.4 sq m / 1910 sq ft

Total = 617.2 sq m / 6644 sq ft



FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

