

8 Bed Detached In Park Lane , Knebworth, SG3 6PF

£1,395,000



Ref:17117





SHORT DESCRIPTION

Property Ref: 17117 Caxton Villa is a large, three-storey, detached Victorian house in a sought-after area of Knebworth. It is within easy walking distance of the railway station and the centre of the village. The property dates back to the 1880s and a long period of family ownership resulted in significant extension and modernisation, including full double-glazing and central heating, and to accommodate a growing family and all the associated needs and flexibility. A number of features have been incorporated to give a light and airy feel throughout the property, from the vaulted dining room on the ground floor to the lantern light over the top floor landing. These, together with the traditional Victorian features of high ceilings and bay windows, enhance the spaciousness of the house bringing the outside in to make it truly a home. The front door leads to a welcoming space, with further welcome being given by the two, large reception rooms on either side of the hall. These have bay windows, one with double aspect looking out to the rear garden, which provide a timeless and relaxing living space for all ages. The garden is laid to lawn with areas of mature plants providing shade and colour. Moving through away from the front there are two further reception rooms, a cloakroom and storage areas. The second reception room leads through to the open-plan kitchen and family room. The family room is delightful as well as impressive, with a vaulted ceiling and bi-fold doors opening out to the rear garden on the west side. The utility area is reached from the kitchen, and, as well as laundry facilities and built-in storage, offers generous space as a boot room, or similar uses. The room has two external doors, one towards the garden area and the other towards the garage which has a back door for easy access. Upstairs on the first floor there are two main bedrooms at the front, one double-aspect, and a box room under the stairs between the two. There are a further two double bedrooms, one on a split level and with an en-suite bathroom, and a family bathroom. A further staircase goes up to the second floor, a useful cupboard on the way, and to a landing giving access to four double bedrooms and a shower room. The bedrooms are all full height each with some built-in furniture to make good use of the eaved areas, with one room currently furnished as an office. Externally, there is a large parking area reached from the road by a dual access drive. Fencing separates this area from the garden with mature plants close to the fencing providing a further screen as well as shade to the smaller beds and area laid to lawn. The garage is attached directly to the house along the east side and is wide enough to accommodate modern cars while being extended in length to allow for storage at the same time. It is accessed from both front and back, and has lighting and power so could alternatively be used as a workshop, home-gym or similar. The property benefits from current planning permission and offers the potential for redevelopment into multiple, smaller dwellings. Property Type: Detached Full selling price: £1395000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: G EPC rating: D Measurement: 3326.05 sq.ft. Outside Space: Enclosed Garden Parking: Garage, Driveway, On street Heating Type: Gas Central Heating...

8

Bed Room(s)

3

Bath Room(s)

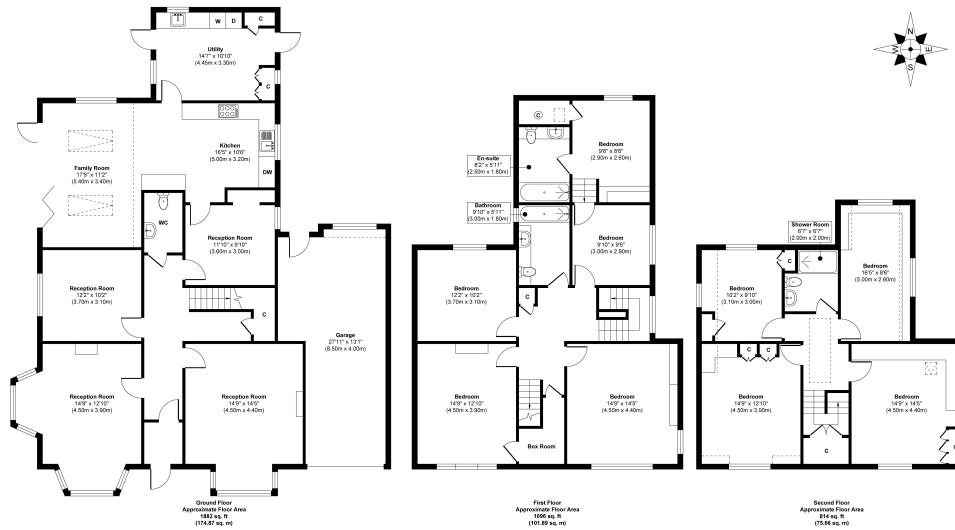
5

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.



Approx. Gross Internal Floor Area 3792 sq. ft / 352.42 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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