



The Thatched House • Garth Road • Letchworth Garden City • Hertfordshire • SG6 3NG

Guide Price £3,995,000

Charter Whyman

TOWN & VILLAGE HOMES





STUNNING 'ARTS & CRAFTS' HOME OF GREAT DISTINCTION EXCEPTIONAL BLEND OF ORIGINAL & CONTEMPORARY INDOOR HEATED SWIMMING POOL

THE PROPERTY

This stunning example of the 'Arts & Crafts' style so typical of the architecture of the early Garden City dates from about 1905 and is of such obvious quality that it is no surprise that it has been designated a 'Home of Special Interest' by the Letchworth Garden City Heritage Foundation. It is understood to have had just three owners since it was built and the current perfectionist owner has added contemporary style without in the slightest detracting from its original charm and character.

Of timber frame and cavity brick construction under an immaculately thatched roof, from which the house derives its name, this exceptional home provides spacious family accommodation plus an independent detached annexe and an impressive garage block. The reception hall (a room in its own right), dining room, drawing room and sitting room all have fireplaces, the latter being a very attractive inglenook. The sitting room overlooks both the garden and the indoor swimming pool. The dining room is open-plan to an outstanding modern kitchen/breakfast room with AGA and the ground floor of the main house is completed by a laundry and a cloakroom/WC.

A part-galleried landing leads to the five first floor bedrooms, one of which is currently used as a study. The master bedroom boasts a balcony with a fine outlook over the gardens and a remarkably spacious en suite bathroom/dressing room with built-in wardrobes, walk-in shower and a bath. A very well-appointed family shower room serves the other bedrooms.

The attached pool room houses an indoor heated swimming pool measuring 35'6" by 18' (10.8m x 5.44m) and has an adjoining changing room with shower and WC. An attached plant room houses the boiler and filtration plant for the pool. Separate gas fired boilers supply the central heating and hot water for the house.

The detached annexe supplies an L-shaped open-plan space including fitted kitchen and living room, a double bedroom and attractively fitted bathroom. The annexe is ideal for dependent relatives or as a suite for those working from home. It has its own independent gas fired central heating system.



INDEPENDENT ANNEXE DETACHED GARAGE BLOCK FINE GROUNDS OF ABOUT 1¾ ACRES

THE OUTSIDE

The house stands elevated towards the rear of its splendid plot, which extends to 1.69 acres, measures some 357' by 256' (108.8m x 78m) overall and enjoys complete privacy. The sweeping lawns surround the house, those to the front facing south and being particularly extensive. A paved terrace adjoins the front of the house and there are additional paved and brick-paved patios. There are many fine specimen trees including various maples, birch, willow, ash, cedar and a magnificent copper beech. Well-stocked herbaceous beds and borders and ornamental shrubs, including Japanese acers, add to the charm of the gardens.

A power operated 5-bar gate opens to the tarmac driveway and forecourt, which provides ample off-street parking and leads to the detached triple garage block and the double garage attached to the Annexe. In addition to the workshop and utility room in the garage block, there is a timber garden shed 13'10" x 8' (4.22m x 2.45m), a timber workshop/summerhouse 15'8" x 9'8" (4.78m x 2.94m), an octagonal timber summerhouse 9'7" (2.93m) in diameter and an aluminium framed greenhouse.

THE LOCATION

Garth Road is an exclusive residential road located off Letchworth Lane within the Letchworth Conservation Area, close to the town's Golf Course, just a mile to the south of the town centre and within a mile-and-a-quarter of the mainline railway station. Letchworth Garden City is on the London to Cambridge mainline and regular services run throughout the day. The fastest journey time to London King's Cross takes only 29 minutes; Cambridge is 28 minutes away in the opposite direction. Junction 9 on the A1 (M) is a mile and a half away by car.

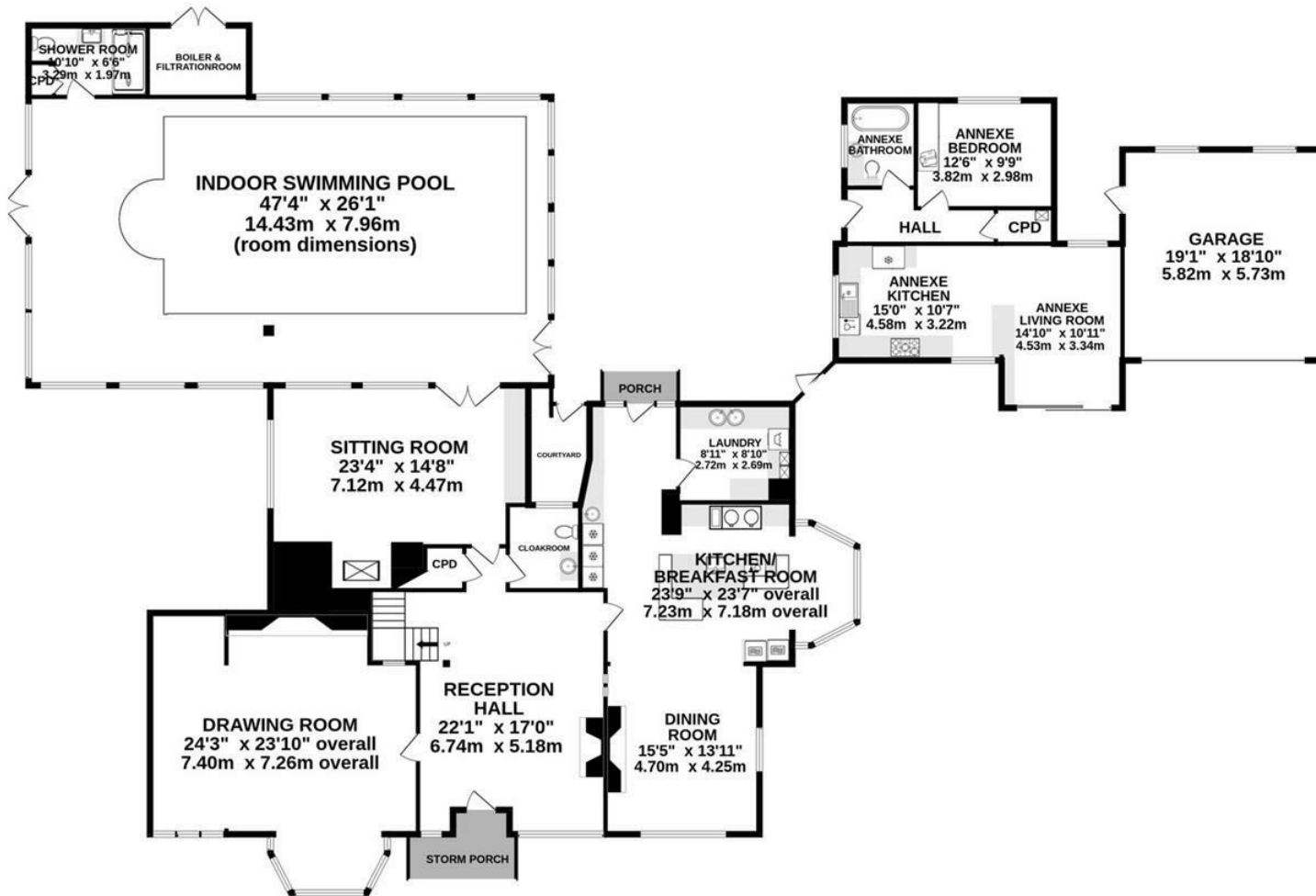
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim and the town provides excellent schools, shops, green open spaces and leisure facilities. The property is conveniently located for easy access to a selection of schools, both state and private. The Lordship Farm Primary School, St Thomas More RC Primary School, The Highfield School, St Christopher School and St Francis College are all within three-quarters of a mile.



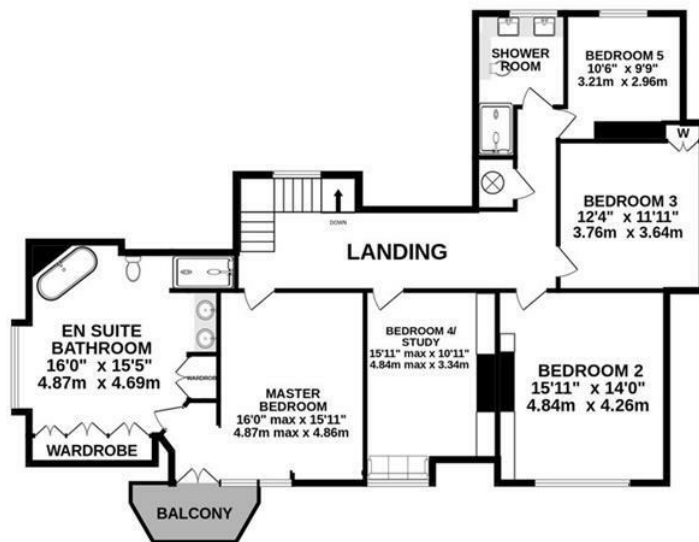




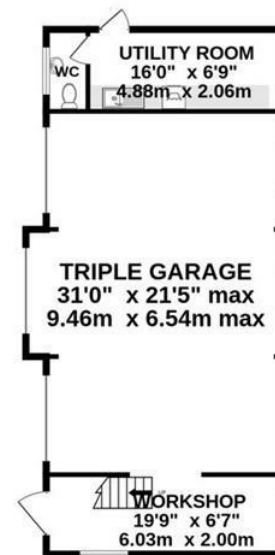
GROUND FLOOR
3873 sq. ft. (359.8 sq.m.) approx.



1ST FLOOR
1424 sq.ft. (132.3 sq.m.) approx.



GARAGE BLOCK
WITH LOFT ABOVE
874 sq.ft. (81.2 sq.m.) approx.



FLOOR AREAS EXCLUDE THE GARAGE & GARAGE BLOCK

TOTAL FLOOR AREA : 5297sq.ft. (492.1 sq.m.) approx.

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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Whilst we do not doubt the accuracy of the floor plan or any other information provided, we make no guarantee, warranty or representation as to this accuracy or the completeness of these particulars. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction that it is suitable for your requirements.

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TENURE

FREEHOLD

SERVICES

MAINS water, sewerage, gas and electricity are connected to the property.
BROADBAND: A choice of providers with claimed download speeds of up to 40 Mbps.
MOBILE SIGNAL: Most providers claim up to 4G coverage, some claim to provide 5G.

LOCAL AUTHORITY

North Herts District Council
Gernon Road
Letchworth Garden City
Hertfordshire SG6 3BQ

Tel: 01462 474000
www.north-herts.gov.uk

COUNCIL TAX

Currently Band H, but subject to an improvement indicator. The banding may be revised following a sale.

VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.

EPC RATING

Band - D (House)
Band - D (Annexe)

THE LETCHWORTH GARDEN CITY HERITAGE FOUNDATION

To maintain the integrity of the Garden City concept and design, properties are subject to the additional planning requirements of the Heritage Foundation.

Tel: 01462 530350
www.letchworth.com



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