



The Knole • New Inn Road • Hinxworth • Baldock • Hertfordshire • SG7 5HE

Guide Price £1,200,000

Charter Whyman

TOWN & VILLAGE HOMES





## FINE GRADE II LISTED HOME SUBSTANTIAL & VERSATILE OUTBUILDING THREE-QUARTER ACRE PLOT

### THE PROPERTY

The original part of this attractive individual Grade II listed home dates from the late 17th Century or early 18th. The fine inglenook fireplace in the sitting/dining room is 17th Century and is fitted with a wood-burning stove. The house also boasts many exposed oak timbers.

The house has been exceptionally well extended and updated in recent years to create an outstanding family home. The L-shaped kitchen/breakfast room is particularly impressive and is fitted with an electric AGA. The two reception rooms are complemented by a double-glazed conservatory and the ground floor is completed by a utility room and cloakroom/WC. On the first floor are four bedrooms, one currently fitted out as a dressing room and two of which have en suites, that to the master having both shower and bath. There is also a family bathroom. The house benefits from double-glazing and oil fired central heating.

### THE OUTSIDE

The house is set in a fine plot extending to very nearly three-quarters of an acre and measuring some 257' by 185' (78.4m x 56.4m) overall. The gardens are screened from the road by tall hedges with a wrought iron gate. Vehicular access is via a power operated gate opening to a gravel courtyard providing parking for at least ten cars and leading to the detached double garage with adjoining store/workshop. This impressive outbuilding also has a WC and hall providing storage and kitchenette on the ground floor with a bed/sitting room and en suite shower room above. Subject to the necessary planning consents this could easily be converted to a very spacious annexe and is ideal for use as office space for those working from home.

The very attractive gardens are surrounded by farmland with pleasant views and are laid to extensive lawns with paved patio, herbaceous beds and borders, ornamental pond, apple tree and ornamental shrubs and trees, including acacia, ash, pine, silver birch and weeping willow. The southern boundary is marked by a strip of informal woodland. Timber garden shed, aluminium frame greenhouse and plastic oil storage tank.

### THE LOCATION

The property enjoys a delightful rural setting on the south side of Hinxworth, which is an attractive small village in north Hertfordshire close to the borders of Bedfordshire and Cambridgeshire and just to the east of the Great North Road, now the A1. The village dates back to Saxon times and is now served by a village hall, pub and parish church.

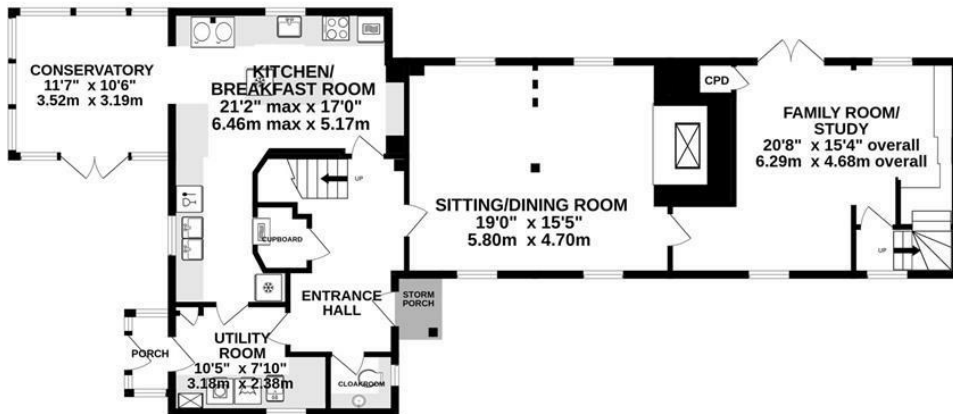
The A1 is a mile and three-quarter drive to the west. The nearest railway stations are to be found in Baldock (4.5 miles), Ashwell & Morden (4.7 miles), Biggleswade (5.7 miles), Letchworth Garden City (6.8 miles) and Hitchin (8.8 miles), all offering regular services to London running throughout the day. These nearby towns, the exception being Ashwell & Morden, all offer a wide range of amenities includes shopping, schools, restaurants, pubs and leisure facilities.



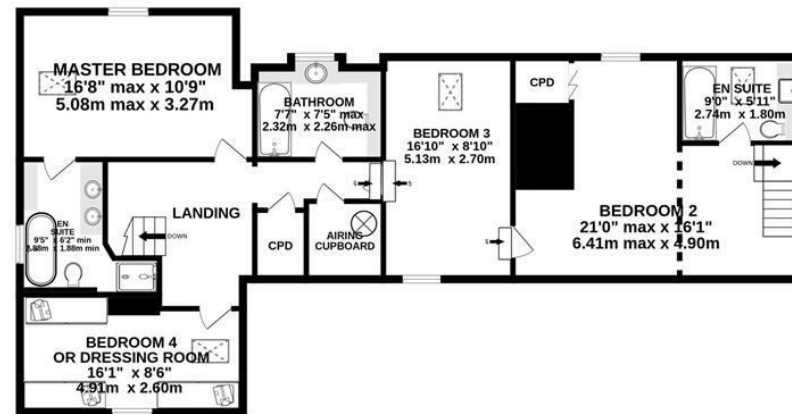




GROUND FLOOR  
1192 sq.ft. (110.7 sq.m.) approx.

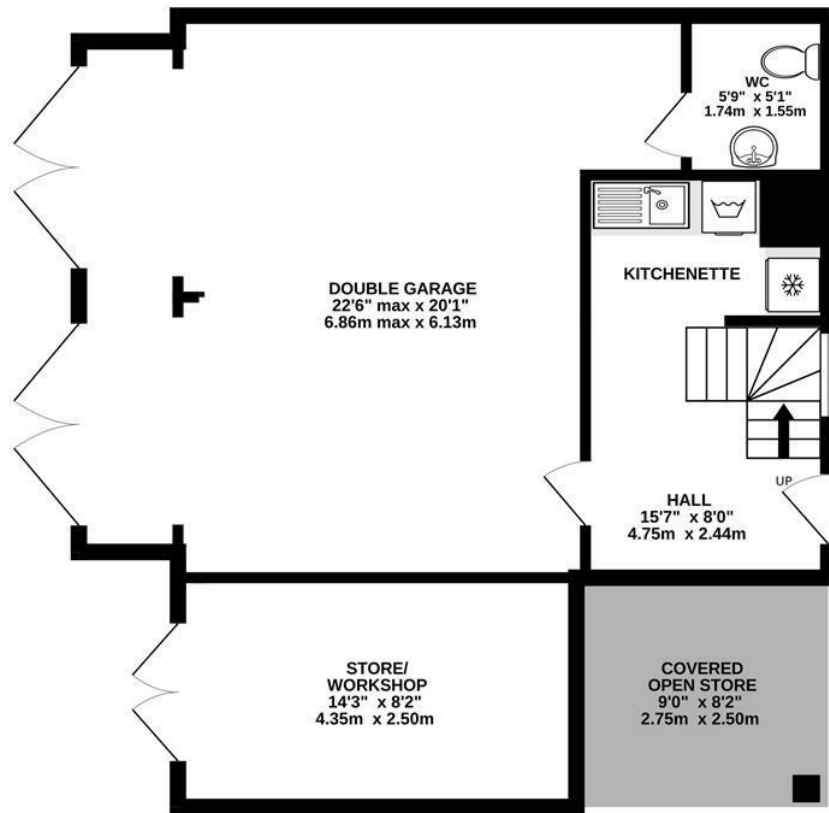


1ST FLOOR  
1078 sq.ft. (100.2 sq.m.) approx.

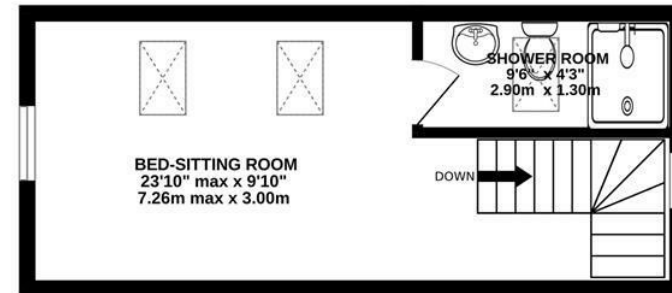


TOTAL FLOOR AREA : 2270 sq.ft. (210.9 sq.m.) approx.  
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OUTBUILDING  
GROUND FLOOR  
645 sq.ft. (59.9 sq.m.) approx.



OUTBUILDING  
1ST FLOOR  
229 sq.ft. (21.3 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 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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## EPC RATING

Band - E

## SERVICES

Mains water, sewerage and electricity are connected to the property.

## TENURE

FREEHOLD

## LOCAL AUTHORITY

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

Tel: 01462 474000

[www.north-herts.gov.uk](http://www.north-herts.gov.uk)

## COUNCIL TAX

Band - D

## VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.



## Charter Whyman

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[www.charterwhyman.co.uk](http://www.charterwhyman.co.uk)