



28 Sollershott West • Letchworth Garden City • Hertfordshire • SG6 3PX

Guide Price £1,595,000

Charter Whyman

TOWN & VILLAGE HOMES





OUTSTANDING "ARTS & CRAFTS" HOUSE BY CM CRICKMER

FINE HALF ACRE PLOT

FIRST CLASS LOCATION

THE PROPERTY

This very handsome detached house dates from the early years of the Garden City and was built in the "Arts & Crafts" style to a design by CM Crickmer, one of the leading architects of the Garden City movement. It retains many original attractive features and all of its charm and character, whilst having been extended and updated to provide outstanding family accommodation. The flexible ground floor provides five reception rooms, of which the family room and sitting room are open-plan with each other, with the drawing and dining rooms being semi open-plan. The family, dining and drawing rooms all have attractive fireplaces, with that in the drawing room being in the style of an inglenook. A fine modern kitchen/breakfast room and a spacious garden room complete the principal accommodation on the ground floor. The garden room was originally built to house an indoor swim spa pool and, although a properly engineered floor now covers this, it could be reinstated if required.

The first floor is equally impressive with a master suite comprising bedroom, dressing room and a most appealingly fitted bathroom with both shower and bath. A second suite comprises a remarkably spacious bedroom with en suite dressing and shower rooms. The remaining three double bedrooms are served by the family bathroom, which also boasts both shower and bath.

Constructed of cavity brickwork, the extensions being of insulated cavity brickwork, under a pitched tiled roof, the house benefits from uPVC double-glazed windows and central heating for all but the garden room is supplied by the gas fired boiler in the utility room. A second gas fired boiler is located in a plant room beneath the garden room, which serves the radiators in the garden room.



THE OUTSIDE

The house is set some 151' (46.1m) back from the road in a fine plot extending to 0.48 acre and measuring approximately 260' by 78' (79.3m x 23.97m) overall. It is unusual in that the south facing front garden enjoys virtually total privacy and is laid to lawn with a paved terrace adjoining the house, herbaceous borders and numerous shrubs and trees including magnolia, Japanese acers, clipped yews and mature specimen conifers. Wisteria adorns the front of the house. A sweeping tarmac driveway leads past the house to the herring-bone brick paved courtyard in front of the detached double garage. Driveway and courtyard provide ample off-street parking.

The rear garden has a minimum depth of some 46' (14.2m) and is laid to lawn with an area of decking adjoining the garden room, herbaceous borders and ornamental shrubs, conifers and trees, including a number of fine silver birches. Large timber shed/workshop.

THE LOCATION

Set within the Letchworth Conservation Area, Sollershott West is one of the most highly regarded residential roads in the town, located just over half a mile to the south of the town centre and within three-quarters of a mile of the mainline railway station. Letchworth Garden City is on the London to Cambridge mainline and regular services run throughout the day. The fastest services to London King's Cross take just 29 minutes and to Cambridge is 26 minutes in the other direction. Junction 9 on the A1 (M) is 1.9 mile drive away.

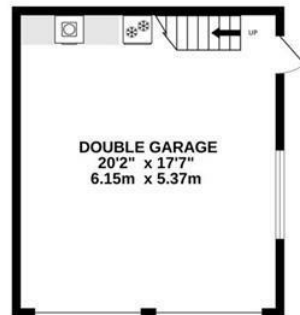
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent schools, shops, green open spaces and other leisure facilities. The house is very well located for easy access to schools, the St Christopher School, St Francis' College, St Thomas More RC Primary School and the Highfield School all being within half a mile.



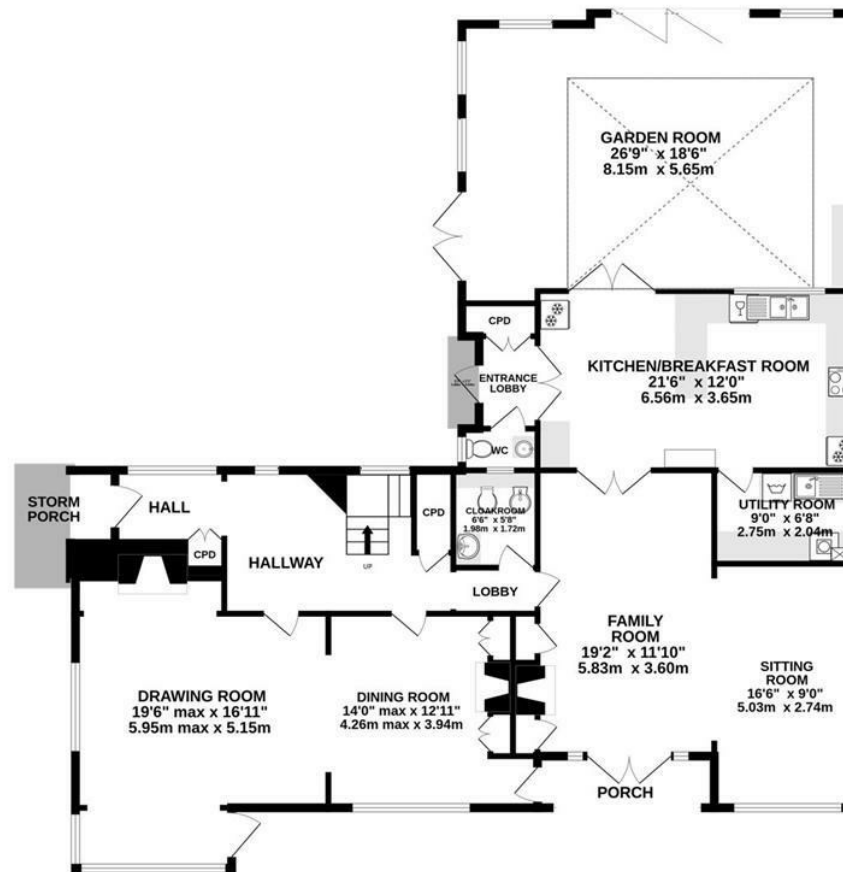




GARAGE
GROUND FLOOR
355 sq.ft. (33.0 sq.m.) approx.



GROUND FLOOR
1979 sq.ft. (183.9 sq.m.) approx.

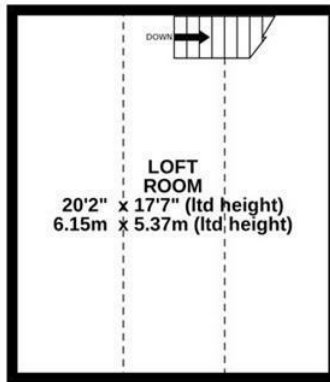


TOTAL FLOOR AREA : 3421sq.ft. (317.8 sq.m.) approx.

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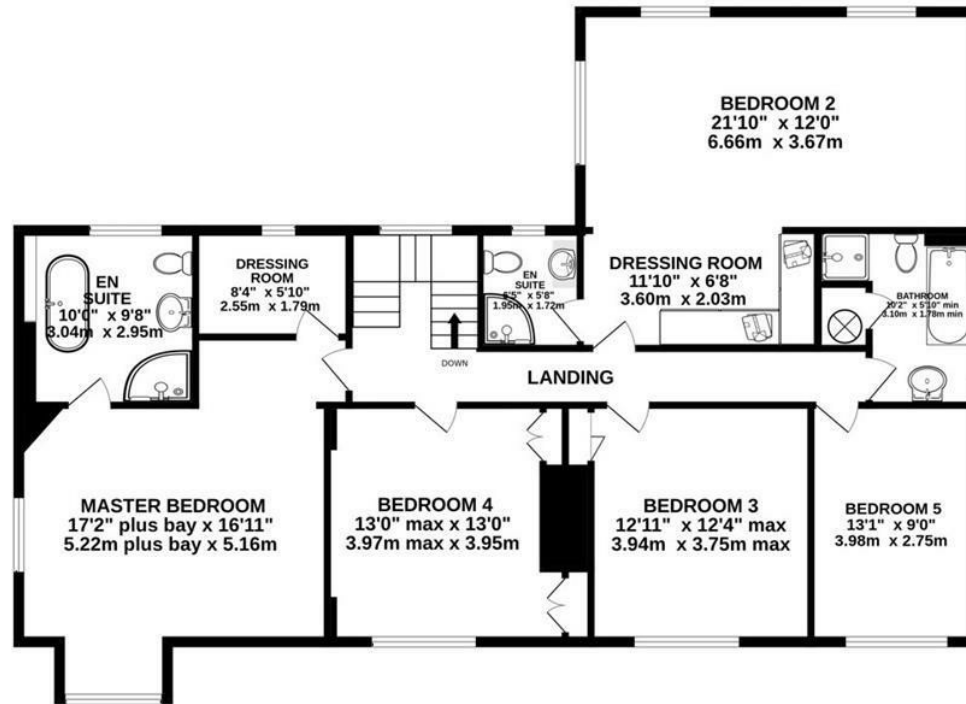
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GARAGE
FIRST FLOOR
355 sq.ft. (33.0 sq.m.) approx.

1ST FLOOR
1437 sq.ft. (133.5 sq.m.) approx.



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

EPC RATING

Band - C

SERVICES

MAINS water, sewerage, gas and electricity are connected to the property.
BROADBAND: A choice of providers with claimed download speeds of up to 239 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

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 474000
www.north-herts.gov.uk

Tel: 01462 530350
www.lethworth.com

COUNCIL TAX

Band - G

VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.



Charter Whyman

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