



Hillside • Bennetts Lane • Church End • Rushden • Buntingford • Hertfordshire • SG9 0SG

£1,500,000

Charter Whyman

TOWN & VILLAGE HOMES





SPECTACULAR SPLIT-LEVEL FAMILY HOME FEATURED IN 'GRAND DESIGNS' MAGAZINE SPACIOUS AND VERSATILE ACCOMMODATION

THE PROPERTY

Featured in the March 2007 edition of 'Grand Designs' magazine this individual detached house truly does justify the use of superlatives. The split-level design by Jeremy King Architects makes superb use of the spectacular setting and sloping plot, enjoying stunning views over the north Hertfordshire countryside. Built some 20 years ago, the quality of design and finish is outstanding.

From the front, the house appears surprisingly modest, being sensitively designed not to overwhelm the surrounding period properties. This truly belies the impressive interior of this exceptional family home, which provides remarkably spacious and versatile accommodation. In addition to the outstanding kitchen/breakfast/dining room, the main split-level ground floor provides five rooms, nominally three reception rooms and two bedrooms, but flexibility is the keynote. There is also a very well-appointed bathroom with both shower and bath. The service wing comprises utility room and garage with bedroom and shower room above. The main first floor comprises two large bedrooms, the master having an outstanding en suite with both shower and bath. The second bedroom has an en suite shower room.

Constructed of insulated brick and block, the house is part rendered and part clad with cedar externally; the roofs are covered with clay tiles. The house benefits from double-glazing and oil fired central heating.



EXCEPTIONAL 1.38 ACRE SLOPING GARDEN PLOT STUNNING VIEWS OVER COUNTRYSIDE DELIGHTFUL VILLAGE SETTING

THE OUTSIDE

The house is set in a wonderful sloping plot extending to some 1.38 acres and enjoying fine views over open countryside. The plot measures approximately 362' by 235' (110.5m x 71.6m) overall. The house is screened from the road by a mature hedge and the front garden is mainly laid resin-bonded shingle forecourt providing ample off-street parking and leading to the attached garage. The front garden is completed by herbaceous borders, raised bed and ornamental shrubs and trees. The oil storage tank is sunk below ground.

A splendid loggia and split-level paved patio adjoin the house, making the most of the views over the main garden, the church and the countryside beyond. There are extensive sloping lawns, herbaceous beds and borders, fruit trees, ornamental shrubs and trees, including ash, hazel and holly, and a kitchen garden with raised vegetable beds.

There is a boiler room integral to the house, but accessed externally, a greenhouse and cold frames and an extremely useful detached barn. The latter comprises a large workshop/garden store and a suite of three rooms, kitchenette and shower room/WC, lending itself to a plethora of uses. The main room is ideal as a garden or games room and the smaller rooms for hobbies or a gym. The whole would be perfect as an office suite for those working from home.

THE LOCATION

Nestling next to the village green and a stone's throw from the parish church, 'Hillside' lies in the heart of the picturesque small village of Rushden and its Conservation Area, mid-way between Baldock and Buntingford in north Hertfordshire. Baldock railway station on the Cambridge to London mainline is just a 5.3 mile drive and both towns offer a wide range of facilities including shops, schools, pubs and restaurants. Letchworth Garden City, Hitchin, Royston and Stevenage are also within easy reach.

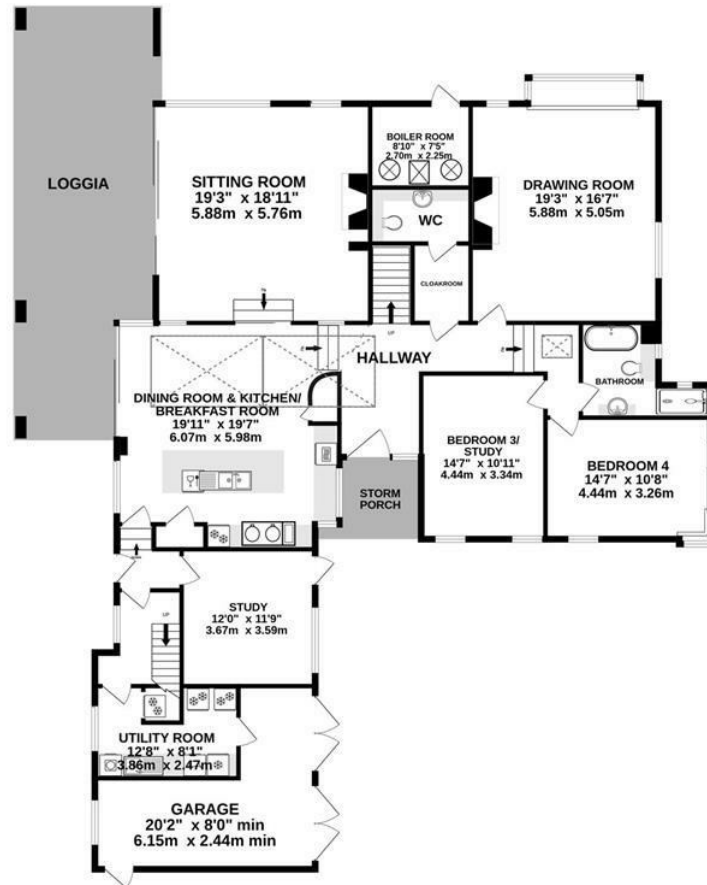
For drivers, Rushden lies south of the A505 mid-way between the A1(M) and the A10. Regular train services run throughout the day to London from Baldock, Letchworth, Hitchin and Stevenage. The fastest service from Baldock to London St Pancras takes 42 minutes, from Stevenage to London King's Cross a mere 23 minutes. From Baldock to Cambridge is just 24 minutes.







GROUND FLOOR
2311 sq.ft. (214.7 sq.m.) approx.



THE TOTAL FLOOR AREA DOES NOT INCLUDE THE BARN

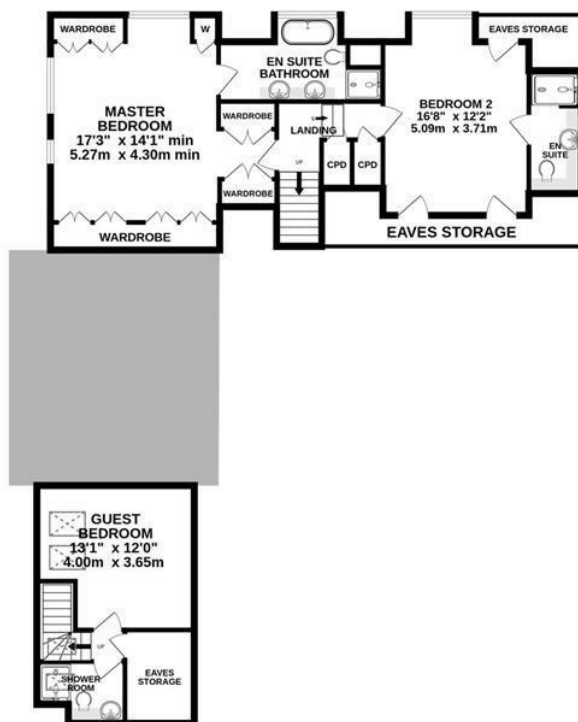
TOTAL FLOOR AREA : 3386sq.ft. (314.6 sq.m.) approx.

Made with Metropix ©2025

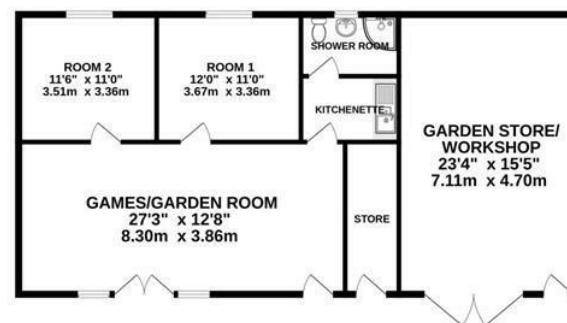
Charter Whyman

TOWN & VILLAGE HOMES

1ST FLOOR
1076 sq.ft. (99.9 sq.m.) approx.



BARN
1099 sq.ft. (102.1 sq.m.) approx.



THE TOTAL FLOOR AREA DOES NOT INCLUDE THE BARN

TOTAL FLOOR AREA : 3386sq.ft. (314.6 sq.m.) approx.

Made with Metropix ©2025

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.

Charter Whyman

TOWN & VILLAGE HOMES



TENURE

FREEHOLD

EPC RATING

Band - D

SERVICES

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

BROADBAND: A choice of providers with claimed download speeds of up to 1800 Mbps.

MOBILE SIGNAL: Most providers claim up to 4G coverage.

LOCAL AUTHORITY

North Herts District Council

Gernon Road

Letchworth Garden City

Hertfordshire SG6 3BQ

Tel: 01462 474000

www.north-herts.gov.uk

COUNCIL TAX

Band - G

VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.



Charter Whyman

37 Station Road, Letchworth Garden City, Hertfordshire, SG6 3BQ

01462 685808

www.charterwhyman.couk