



The Ross • 334 Norton Way South • Letchworth Garden City • Hertfordshire • SG6 1TA

Guide Price £1,500,000

Charter Whyman

TOWN & VILLAGE HOMES





DISTINGUISHED EARLY GARDEN CITY HOUSE EXCEPTIONALLY WELL RESTORED AND UPDATED A HOME OF THE HIGHEST QUALITY

THE PROPERTY

The design for this distinguished early Garden City detached house was signed off by Parker & Unwin, the lead architects for the project, in 1908. It was a collaboration between Howard Goadby & Marriam, an architectural partnership based in Twickenham, and Edgar J Simmons of Letchworth. Goadby is notable for designing Twickenham library, whilst, intriguingly, Simmons is best known for designing cinemas.

The house was the subject of a scheme of complete restoration, updating and extension between 2014 and 2016. A testament to the standard of the work carried out is that it is a Heritage Foundation Award Winner and the house is rated one of special interest by the Letchworth Heritage Foundation. Work included extensions to the kitchen on the ground floor and the bathroom on the first, complete re-roofing, insulation to the walls and roof, re-rendering, timber treatment, complete re-wiring and re-plumbing, new top quality kitchen and bathroom fittings, new gas fired central heating (underfloor to the ground floor and cast iron radiators elsewhere) and replacement windows throughout to the original timber designs, but with sealed unit double-glazing. 'The Ross' has truly been restored to its original grace and charm, with the addition everything required for modern living.

The heart of this exceptional family home is the superb kitchen/breakfast room/family room with its large double-glazed roof lantern. The generous accommodation also includes separate sitting and dining rooms flanking the fine central hallway, laundry and cloakroom/WC. There are four double bedrooms on the first floor plus the very well-appointed family bathroom with both shower cubicle and free-standing roll-top bath.

The top floor comprises a master suite with landing/study, bedroom, dressing room and an even more impressive bathroom than that on the floor below.



SPLENDID PLOT OF NEARLY HALF AN ACRE VERSATILE GARDEN STUDIO HIGHLY DESIRABLE LOCATION

THE OUTSIDE

The house is set back from the road in a fine plot extending to 0.44 acre and measuring approximately 323' by 69' (98.4m x 21m) overall. It is screened from the road by a picket fence and laurel hedge and the front garden is laid to lawn with herbaceous borders, paved paths, roses and ornamental shrubs. The block paved driveway and forecourt provides good off-street parking and leads via power-operated gates and a shingle drive to the new detached double garage (with power-operated up-and-over door) to the rear.

A gate to the left of the house also leads to the rear garden, first to a paved area between the house and the detached office/gym. The outstanding rear garden is some 261' (79.6m) in length and laid to extensive lawns with a terraced paved patio, herbaceous borders, pergola, Koi pond with pergola over, ornamental shrubs, conifers and trees, including Japanese acers and silver birch. At the rear of the plot is the kitchen garden with raised vegetable beds and greenhouse.

The original single garage has been converted into a versatile office/gym with insulated walls and roof, electric underfloor heating and wood burning stove.

THE LOCATION

Norton Way South is a tree-lined residential avenue leading south from the town centre. 'The Ross' is within half a mile of the town centre and just over half a mile from the mainline railway station. Letchworth Garden City is on the Cambridge to London mainline with the fastest service to London King's Cross taking just 29 minutes and Cambridge 27 minutes away in the other direction. Junction 9 on the A1 (M) is 1.4 miles away by car.

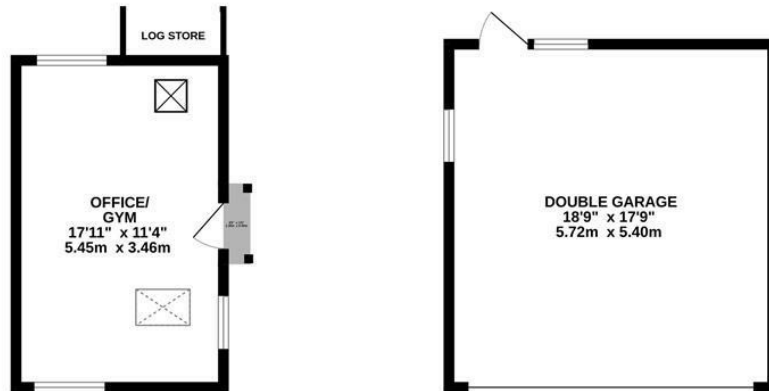
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent schools, shops, leisure facilities and green open spaces. The house is well placed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



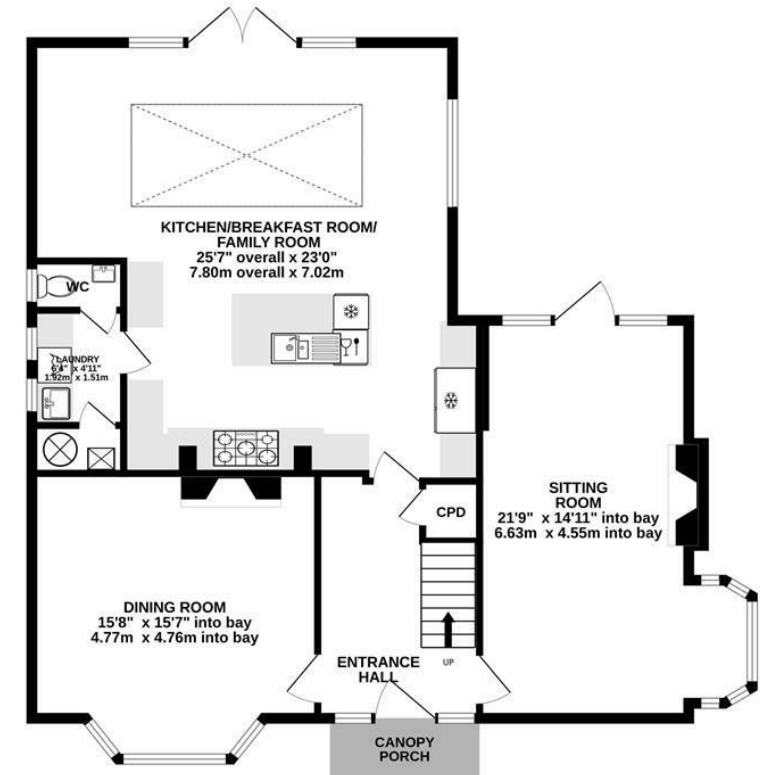




OUTBUILDINGS
551 sq.ft. (51.2 sq.m.) approx.



GROUND FLOOR
1153 sq.ft. (107.2 sq.m.) approx.



THE TOTAL FLOOR AREA DOES NOT INCLUDE THE OUTBUILDINGS

TOTAL FLOOR AREA : 2602sq.ft. (241.7 sq.m.) approx.

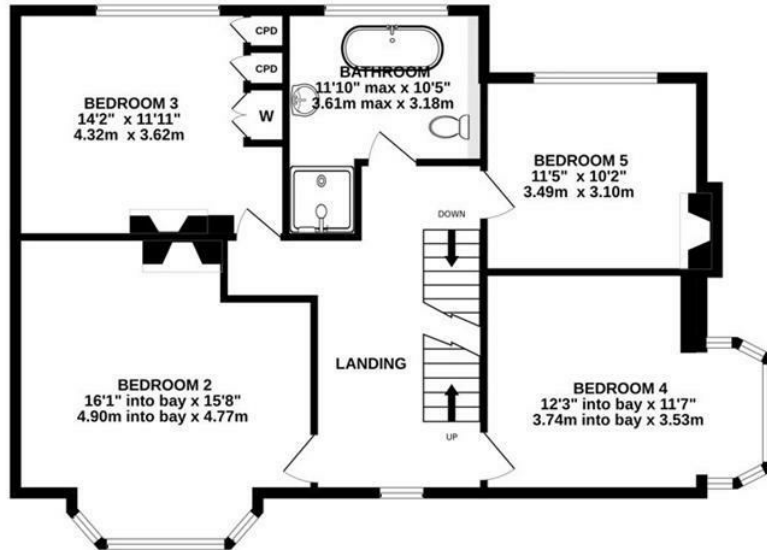
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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Please note that the stated floor area *may* include the garage and other areas outside the living space. 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.

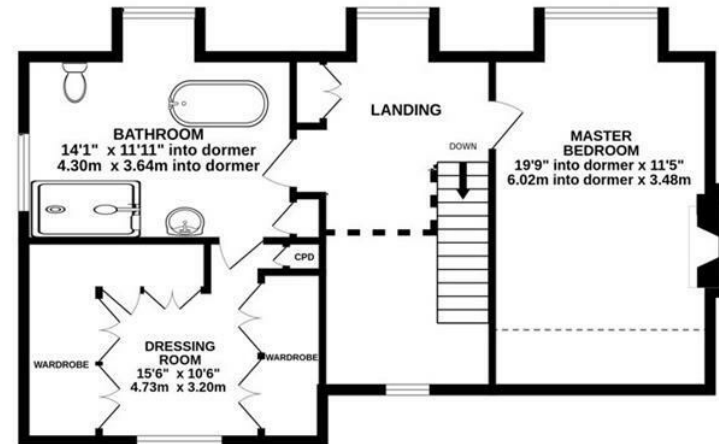
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1ST FLOOR
897 sq.ft. (83.4 sq.m.) approx.



2ND FLOOR
701 sq.ft. (65.1 sq.m.) approx.



THE TOTAL FLOOR AREA DOES NOT INCLUDE THE OUTBUILDINGS

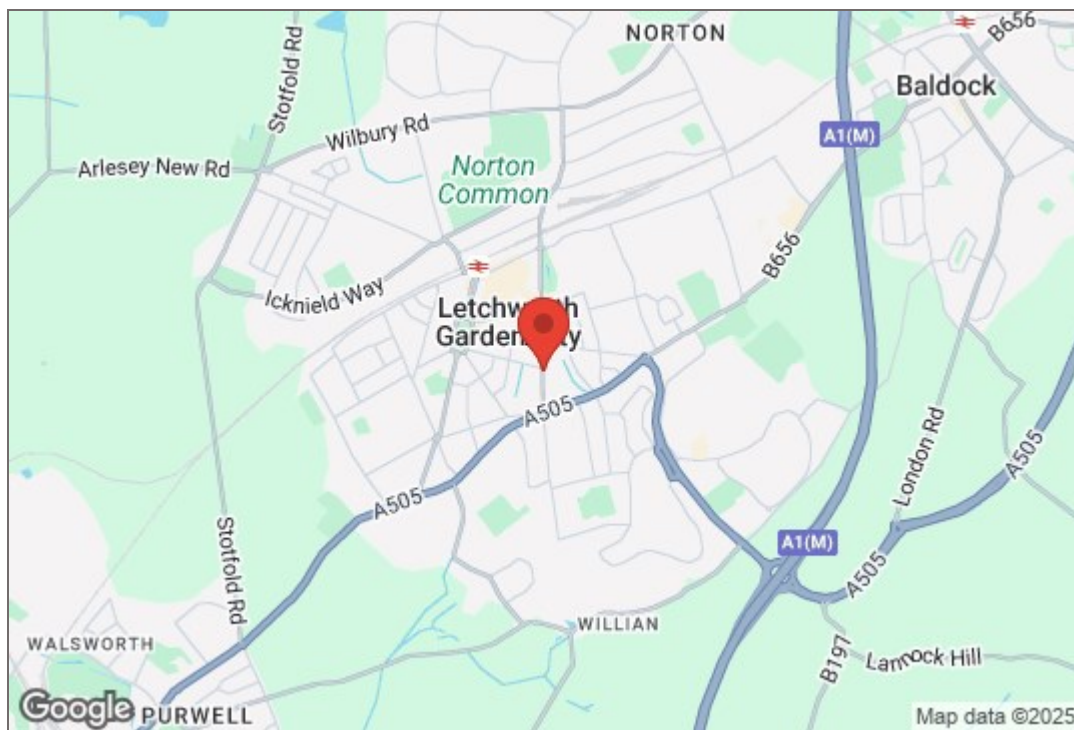
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TENURE

FREEHOLD

RESTRICTIVE COVENANTS

A restrictive covenant is a clause in an agreement that restricts, limits, prohibits, or restricts how owners can use a property. These could include: property use (e.g., business and rental use), the number and type of vehicles allowed on the property, fence height and type, removal of trees, paint colours for the front door or garage, installation of satellite dishes and even types of animals allowed at the property. For more information, please ask the agent.

EASEMENTS

Having an easement on your property means that a third party (an individual or a utility company for example) has a right to use your property for a particular purpose. This could be passing by foot or with vehicles over your property, or a right to pass service media for utilities on, over or under your property. An easement could also allow a neighbour to access your property in order to carry out repairs to their own property. For more information, please ask the agent.

FLOODING

Properties can be at risk of flooding and it is important for you to check if the property has been flooded in the last 5 years, what flood defences are in place and source of any flooding. For more information, please ask the agent.

CONSTRUCTION

Solid brick walls, now insulated, with insulated cavity extension, roughcast rendered externally. The main roof is pitched, tiled and insulated. The ground floor extension has an insulated lead covered flat roof.

SERVICES

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

EPC RATING

Band - D

BROADBAND SPEED

A choice of providers with claimed download speeds of up to 10,000 Mbps.

MOBILE SIGNAL

Most providers claim up to 5G 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

CONSERVATION AREA

The property is located within the Letchworth Conservation Area.

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.leitchworth.com

VIEWING APPOINTMENTS

All viewing and negotiations strictly through
Charter Whyman.

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

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www.charterwhyman.couk