



Elm Tree House • Letchworth Lane • Letchworth Garden City • Hertfordshire • SG6 3ND

Guide Price £1,950,000

Charter Whyman

TOWN & VILLAGE HOMES





EXCEPTIONALLY FINE GRADE II LISTED FAMILY HOME 'ARTS & CRAFTS' DESIGN BY HALSEY RICARDO MANY ATTRACTIVE ORIGINAL FEATURES

THE PROPERTY

This distinguished and distinctive early Garden City detached house dates from 1903 and is one of only two in the town designed by the renowned 'Arts & Crafts' architect and designer, Halsey Ricardo. It was one of six entries in a competition for the design of the new town and it is believed that its failure to win was due to Ricardo's absolute refusal to adhere to the stricture that Garden City houses should be roughcast rendered externally. Elm Tree House proudly displays its bricks, made just a few miles away at the Arlesley brickworks.

The attention to detail in this remarkably fine family home is truly impressive from the metre-and-a-half wide entrance door to the delicate curve of all the window reveals and the pastel stained glass window on the stairwell. Most of the original fireplaces remain and the Grade II listed house fully retains its 'Arts & Crafts' charm. It has, however, been very well updated and a new wing was added some twenty years ago. This includes the double garage and study/workroom on the ground floor, with two rooms above, and ideal as office space for those working from home, additional bedrooms or a potential annexe for dependent relatives.

The accommodation in the main house is arranged over three floors, with a single-storey wing linking old and new and housing the excellent kitchen/breakfast room, laundry and cloakroom/WC. The main ground floor includes the dining room, sitting and drawing rooms semi-open-plan around a central fireplace, conservatory and morning room. The first floor provides three double bedrooms, the master having a large and well-appointed en suite shower room, and a family bathroom with both shower and bath. The second floor comprises two further double bedrooms, a second bathroom, again with bath and shower, and a box room, which, on the original architect's plan, was delightfully designated the 'Housemaid's Closet'.

The modern sections benefit from double-glazing and the central heating and hot water are supplied by the two gas boilers located in the laundry.



MODERN EXTENSION ADDS VERSATILITY FINE GROUNDS EXTENDING TO OVER AN ACRE AND A THIRD DESIRABLE LOCATION

THE OUTSIDE

The house stands elevated in impressive grounds extending to some 1.36 acres with access on to The Glade to the rear. The plot measures approximately 303' by 268' (92.33m x 81.9m) overall. The house is approached via a shingle driveway opening to a wide shingle forecourt providing generous off-street parking and leading to the integral double garage with its twin power-operated up-and-over doors. The house is screened from the road by numerous trees and shrubs, both deciduous and evergreen. The remainder of the garden to the front is laid to lawn with herbaceous borders.

The gardens to the sides and rear, some 241' (73.6m) in depth, are truly impressive and laid to sweeping lawns with paved patios, herbaceous beds and borders and numerous specimen trees, conifers and ornamental shrubs. A strip of informal woodland forms the rear of the garden, bordering on to The Glade.

The property even boasts an air raid shelter from World War II, as well as the more conventional timber garden shed.

THE LOCATION

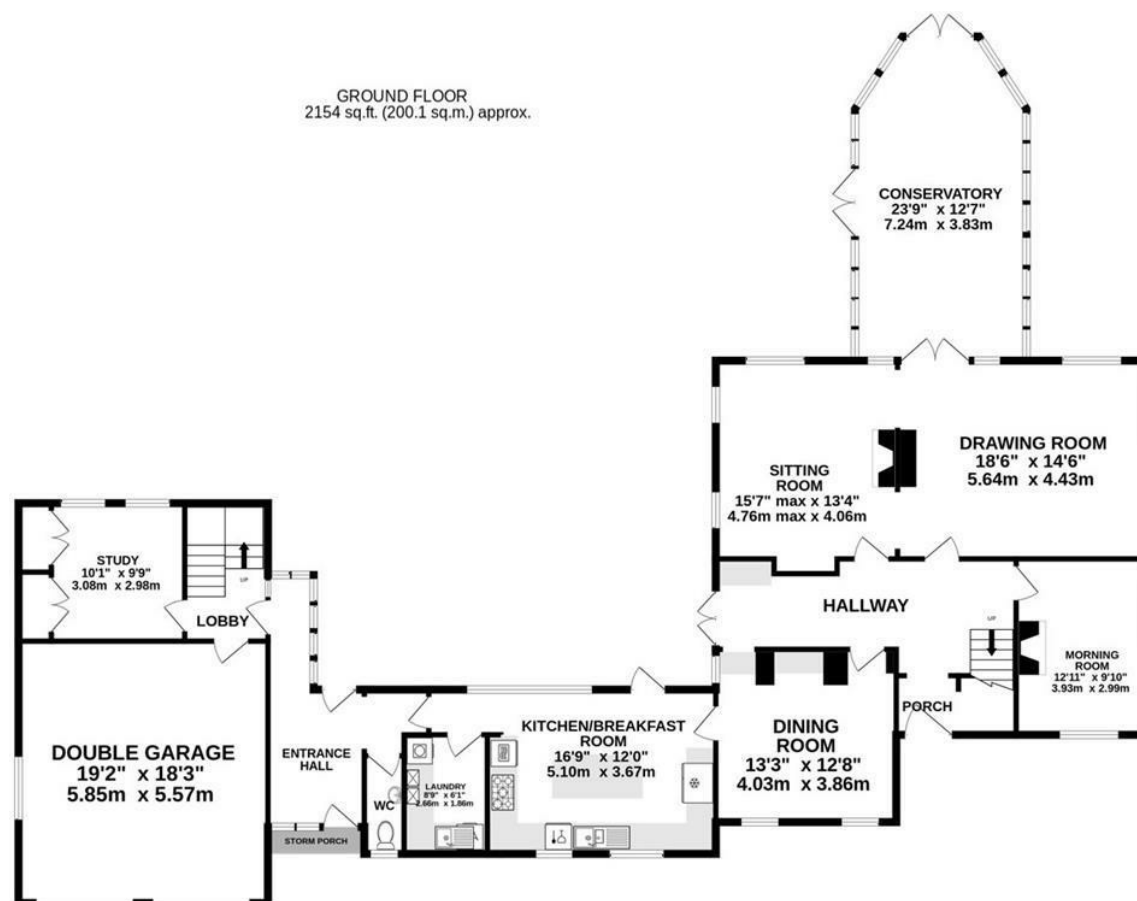
Letchworth Lane links Willian and the original Letchworth, two of the three old villages absorbed by the Garden City, with the main part of the town. Elm Tree House is within a mile to the south of the town centre and mainline railway station. Letchworth Garden City is on the Cambridge to mainline with services running regularly throughout the day. The fastest service to London Kings Cross takes just 29 minutes with Cambridge 27 minutes away in the other direction. Junction 9 on the A1(M) is only 1.9 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, green open spaces and leisure facilities including cinema/theatre, library, skate park, heated lido swimming pool, tennis courts, playgrounds, splash pool and picnic areas. Letchworth Golf Club is just 372 yards away and the house is conveniently located for easy access to schools, including St Francis College, St Christopher School, Lordship Farm Primary School, the Highfield School and St Thomas More RC Primary School, all of which are within half a mile.









THE FLOOR AREA INCLUDES THE DOUBLE GARAGE

TOTAL FLOOR AREA : 4346 sq.ft. (403.7 sq.m.) approx.

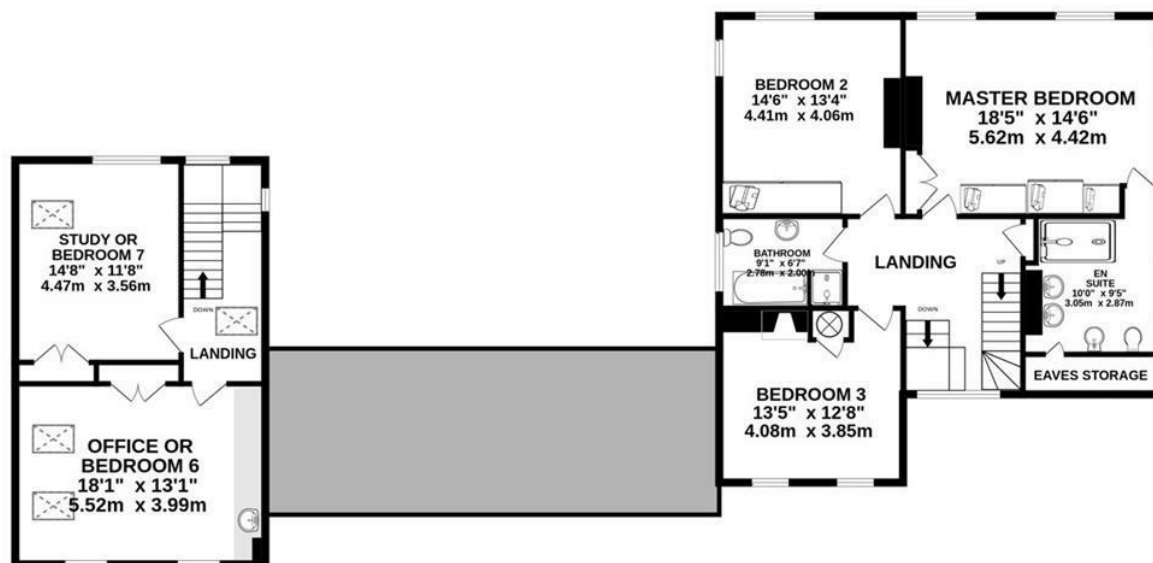
Made with Metropix ©2025

These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. 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.

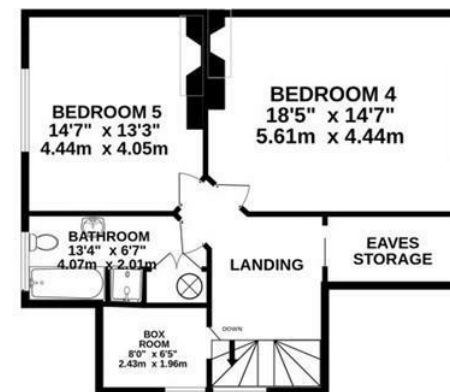
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1ST FLOOR
1458 sq.ft. (135.5 sq.m.) approx.



2ND FLOOR
734 sq.ft. (68.2 sq.m.) approx.



THE FLOOR AREA INCLUDES THE DOUBLE GARAGE

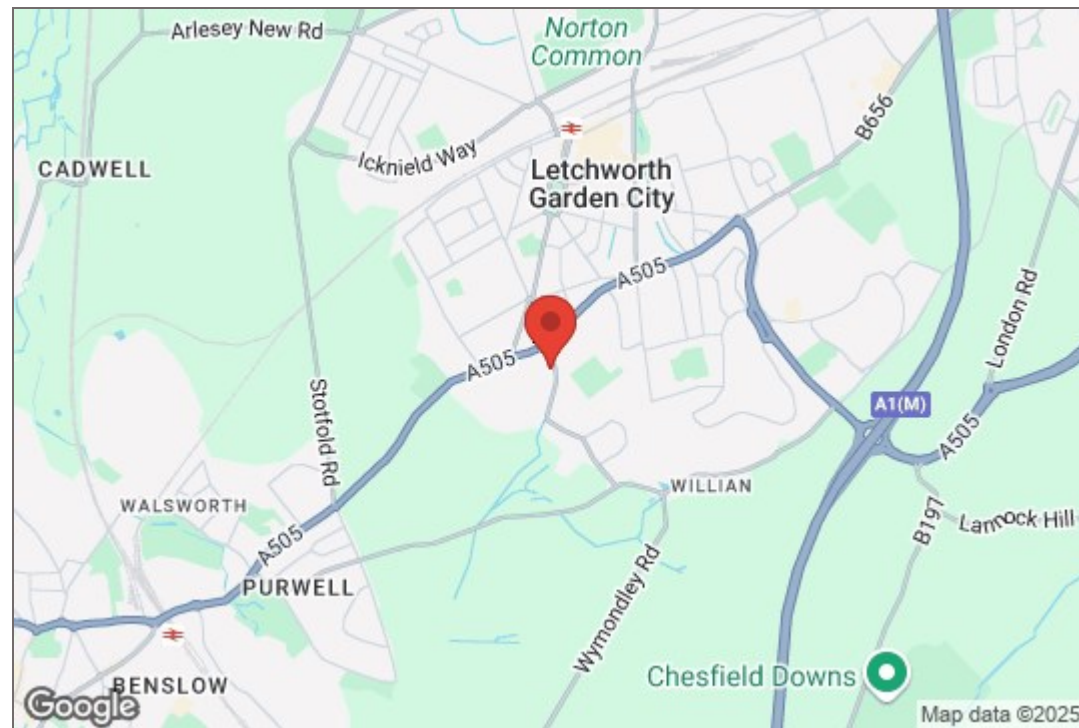
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TENURE

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

The house is constructed of cavity brickwork, the modern section having cavity insulation, under a pitched tiled roof.

SERVICES

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

EPC RATING

Exempt as Grade II listed.

LISTED PROPERTY

Grade II.

BROADBAND SPEED

A choice of provider claiming up to 1,000 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 G, but subject to an improvement indicator. The banding may be revised following a sale.

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.lechworth.com

VIEWING APPOINTMENTS

All viewing and negotiations strictly through
Charter Whyman.

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www.charterwhyman.co.uk