



Gipsy Lane, Knebworth

CHANDLERS

Romany Gipsy Lane

Knebworth, SG3 6DJ

Guide Price £1,250,000



6 Bedrooms



2 Bathrooms



3 Reception Rooms



EPC Rating Band B

A substantial detached residence situated on the edge of Knebworth on land purchased in 1934 from Alexander Edward John Lytton, Viscount Knebworth and then by the current owner in 1967.

Occupying a beautiful plot of approximately 0.4 acres, the gardens feature an array of specimen trees and shrubs providing a mature wooded outlook to both the front and rear aspects. Accessed via a gated horseshoe driveway and set back from the road. The front garden features a large central lawn with Alder tree occupying a central location, access to the double garage as well as additional parking and extensive shrub and flower borders.

The property is accessed via a large entrance porch leading through to a central hallway, cloakroom, a sitting room with large feature triple glazed side windows, marble fireplace and access to a Victorian style conservatory with insulated roof. A family room with open fireplace benefits from a large triple glazed side window. The dining room has bi-folding doors to the rear which open onto the extensive patio and allow full appreciation of the wonderful gardens. A large kitchen / breakfast room with central island also has access to a utility room and the double garage. An additional studio with its own access from the rear patio has a ensuite shower room and provides options for home working or hobby room.

A impressive staircase leads upstairs to the first floor accommodation with large landing, access to a boarded loft with drop down ladder. The main bedroom has built in wardrobes and overlooks the rear garden. There are an additional five bedrooms, large principle bathroom and additional shower room.

The rear gardens feature a large patio area with steps down to a heated swimming pool, extensive lawned area with range of tree and shrub borders. The lawn has a gazebo and timber shed which then leads to a orchard and vegetable garden with greenhouse. The gardens also stretch to the side of the property providing further seating area



- Substantial Detached Home
 - Beautiful countryside views
 - Large plot Approximately 0.4 Acres
 - Six Bedrooms
 - 3 Reception Rooms
 - Large Kitchen / Breakfast Room
 - Separate Studio with shower room
 - Extensive Solar Panels and storage system
 - Heated swimming pool
 - Mature gardens
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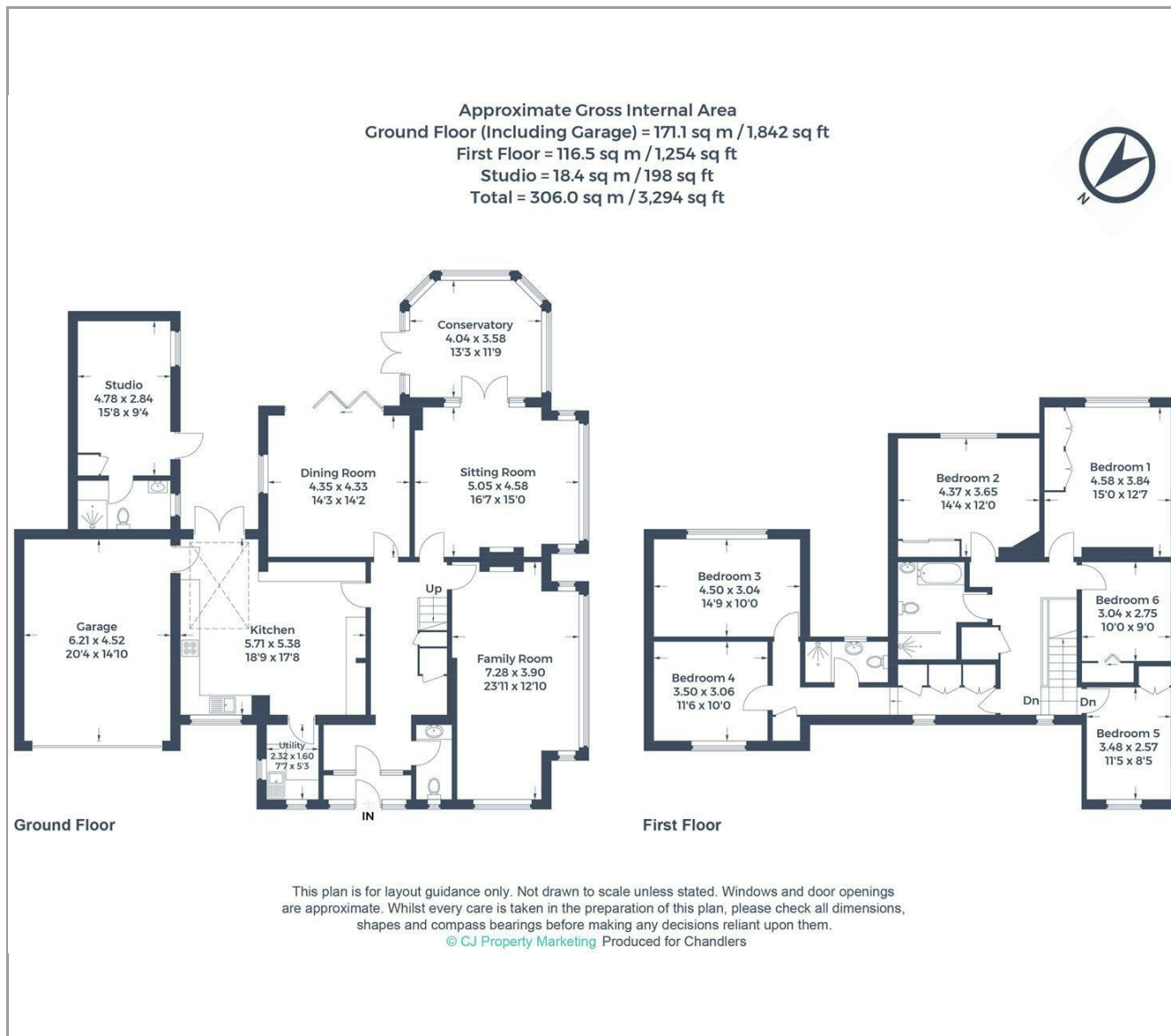


Additional Benefits

The property benefits from 13 Solar panels on the South Westerly facing roof and a further 5 on the South Easterly facing roof. Additional solar panels on the studio roof assist in the heating of the swimming pool. There is also a solar battery storage system to further improve the efficiency of the system.

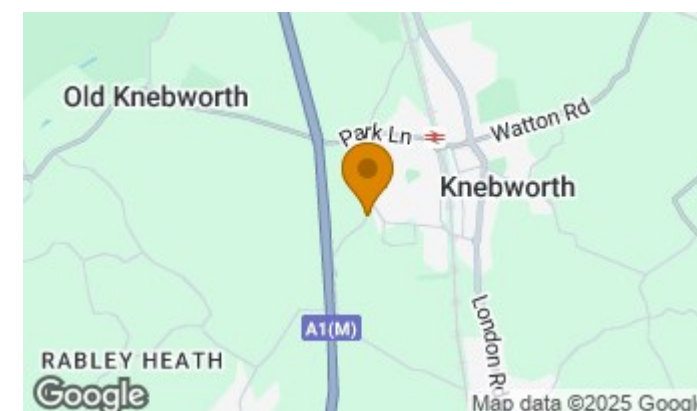






Additional/Material Information

- Local Authority is North Hertfordshire Council
- Council tax Band G
- Tenure – Freehold
- Mains Gas, Water, Electricity
- The property has a wayleave agreement, speak to agent.
- Speak to agent about Planning proposals in the area within the North Herts Plan.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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