



CHARTER HOUSE

BROWN & CO

CHARTER HOUSE, WALCHRA COURT, WALKERN SG2 7FA

Guide Price £1,500,000

SUMMARY

Charter House is an exceptionally well conceived residence, offering approximately 4,000 sq. ft. of high specification accommodation arranged over two floors, including an integrated double garage. Discreetly positioned at the end of a quiet cul-de-sac off the High Street.

The internal layout has been carefully planned to maximise both functionality and flow, with full height double glazed windows and doors ensuring excellent levels of natural light while providing uninterrupted views down the rear garden. Constructed using premium materials, the property incorporates advanced building systems designed to enhance comfort and efficiency, including whole house mechanical ventilation with heat recovery, and underfloor heating with individual room controls throughout.

Smart home technology has been seamlessly integrated, with Siemens appliances featuring Bluetooth connectivity and external lighting managed via the Heatmiser app. The overall design reflects a considered approach to modern living, prioritising energy efficiency and low maintenance materials.

The accommodation is particularly well suited to multigenerational living, with an en-suite bedroom located above the garage, offering a degree of separation and privacy from the main sleeping quarters.



Property Highlights

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- 4,004 sq. ft. including garage
- Underfloor heating throughout offering zonal climate control
- Constructed 2018
- Face Glazing within the oak frame benefiting from UV protection
- Well suited to adapt for multigenerational living
- Ideally situated for surrounding amenities
- Approximately 5 miles from Stevenage mainline railway station which connects to St Pancras and London Kings Cross with fast trains from 23 minutes



LOCATION

Occupying an enviable position, Charter House forms part of a select executive development, well placed for countryside living with convenient access to local amenities. The property is situated within half a mile of the well-regarded Walkern Village Shop, and just a short walk from Walkern's charming High Street.

The village of Walkern provides a practical range of amenities, including a local shop with post office services, two traditional pubs, the acclaimed Brewery Tearooms & Gift Shop, a community centre, and two churches. Essential services are well catered for with a primary school within the village. For broader shopping and leisure needs, the market town of Stevenage is approximately 4.5 miles away, with Hertford around 7 miles and Hitchin approximately 8 miles. The vibrant city of Cambridge, 25 miles to the northeast, offers extensive cultural, retail, and dining opportunities.

Walkern is well positioned for commuters, with straightforward access to the A1(M) at Junction 7, approximately 5.5 miles away, connecting south to the M25 and north towards the Midlands. Stevenage Railway Station, around 4.5 miles from the property, provides fast train services to London Kings Cross and St Pancras, with journey times from 23 minutes, and regular connections to Cambridge.

The village benefits from Walkern Primary School, while secondary education options include the reputable Knights Templar School in Baldock and Freeman College in Buntingford. Independent schools nearby include Heath Mount School (6 miles), Freman College (6 miles), and St Edmund's College (10 miles), offering diverse educational choices for families.



A modern interior space featuring large wooden beams, a glass railing, a dining table with wooden chairs, and a large window overlooking a garden. The text "SPACIOUS LIVING, DESIGNED FOR TODAY'S LIFESTYLE" is overlaid in white serif font.

SPACIOUS LIVING,
DESIGNED FOR
TODAY'S LIFESTYLE

GROUND FLOOR

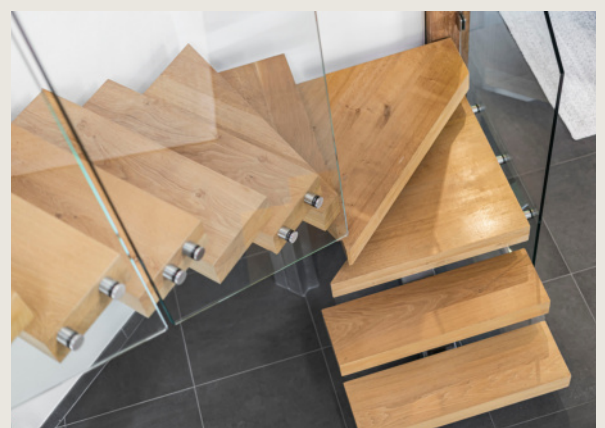
Upon entering Charter House, the impressive entrance hallway immediately sets the tone, featuring a vaulted ceiling, porcelain tiled floor, and windows to both the front and side aspects, creating a bright and welcoming arrival. This space opens into the dining hall, also benefitting from front and side-facing windows, continuing the porcelain tiled flooring, and showcasing a striking steel staircase with oak treads and toughened glass panels. From here, the layout flows seamlessly into the vaulted dining area and through to the kitchen/day room.

The kitchen is fitted with a contemporary German-made Bakehouse handleless suite comprising a range of eye and base level units, complemented by a large L-shaped island with breakfast bar, under-unit lighting, and a Corian worktop with under-mounted sink and a half. A suite of high-spec Siemens appliances includes a fridge/freezer, chest-height oven and microwave oven, induction hob, and dishwasher, along with an integrated Caple window wine cooler. This entire space enjoys a vaulted ceiling, side-aspect windows, Velux rooflight, and sliding patio doors, enhancing both light and flow.

Leading off the kitchen is the family room, with windows to the side and rear aspects, porcelain tiled flooring, and a bespoke fitted unit with a hidden door opening to a discreet wine store. The adjacent drawing room is generously proportioned, with windows to the side and rear, further sliding patio doors opening to the garden, a continuation of the porcelain tiled flooring, and a Stovax multi-fuel burning stove as a central feature.

A stylish guest cloakroom is positioned to the rear of the property, with a window, low-level WC with hidden cistern and eco flush plate, floating vanity with Lusso stone resin basin and mixer tap, electric heated mirror, and tiled flooring. The utility room continues the theme of modern practicality with two-tone handleless units, Corian preparation surfaces with under-mounted double sink, space for additional appliances including fridge freezer, washing machine, and dryer, vaulted ceiling with Velux windows, and porcelain tiled floor. This room also provides access to roof voids housing the MVHR system and pressurised water cylinder, as well as separate loft storage.

From the utility room, double doors lead to the boot room, which includes an external entrance door, front-facing window, porcelain tiled flooring, and a staircase providing access to Bedroom Four above the garage.



A modern living room with large windows and wooden beams. The room features a glass coffee table with a white textured rug underneath. On the table are a vase of red flowers, a small bowl, a remote control, and a clock. Blue armchairs are visible on either side of the table. The background shows a white wall with a framed picture and a wicker basket. The text "EXCEPTIONAL NATURAL LIGHT IN EVERY ROOM" is overlaid in the center.

EXCEPTIONAL NATURAL LIGHT IN EVERY ROOM



FIRST FLOOR

Positioned above the garage, Bedroom Four offers an ideal self-contained suite, featuring a side-aspect window, vaulted ceiling with Velux windows, and wood-effect tiled flooring. A sliding door leads to a well-appointed en-suite shower room, fitted with a Roca suite comprising a low-level WC with hidden cistern and eco flush plate, wall-mounted wash basin with chrome mixer tap, and a glass and chrome shower enclosure. The space is finished with part-tiled walls, a tiled floor, vaulted ceiling, and a chrome heated towel rail.

The main first-floor landing features a vaulted ceiling, Velux rooflight, and wood-effect tiled flooring, with doors leading to three further bedrooms and the family bathroom. The Principal Bedroom enjoys rear aspect views and access to a Juliette balcony, along with fitted wardrobes, a vaulted ceiling with additional Velux windows, and wood-effect tiled flooring. It is served by a contemporary en-suite shower room fitted with a Roca suite, including a low-level WC with hidden cistern and eco flush plate, a wall-mounted vanity unit with inset sink and chrome mixer tap, and a glass and chrome shower enclosure with a drencher head. A heated towel rail completes the specification.

Bedroom Two benefits from a front-aspect window and a Velux window, with the same high-quality wood-effect tiled flooring. Bedroom Three overlooks the rear and side elevations and features fitted wardrobes, an eaves storage cupboard, Velux windows, and matching flooring.

The Family Bathroom is finished to the same high standard, with a Roca suite comprising a low-level WC with hidden cistern and eco flush plate, wall-mounted vanity unit with chrome mixer tap, panelled bath with mixer tap, and a separate glass and chrome shower enclosure. Additional features include a tiled floor, part-tiled walls, a chrome heated towel rail, and a Velux window.



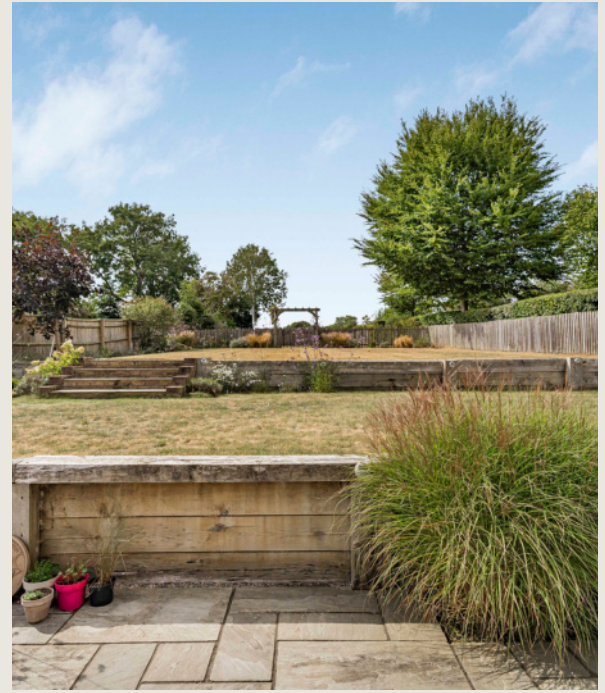
Outside

The property is approached via a private, gated frontage that provides both security and kerb appeal. A generous driveway, edged with granite cobble sett borders, offers ample parking and leads directly to the integrated double garage, adjacent storeroom, and main entrance. Thoughtfully landscaped feature flower beds flank the approach, complemented by extensive exterior lighting that enhances the property's architectural features and creates an inviting ambience after dark.

To the rear, the fully enclosed garden has been carefully tiered to provide a practical yet elegant outdoor space, predominantly laid to lawn and framed by established borders, mature shrubs, and specimen trees that offer year round interest and privacy.

A substantial paved patio provides the perfect setting for al fresco dining and entertaining, with multiple seating zones positioned to enjoy both sun and shade throughout the day. The garden is well-equipped with external power points, water taps, security lighting, and gated side access, all of which contribute to the practicality and ease of outdoor living.







A HOME THAT WORKS
BEAUTIFULLY—INSIDE
AND OUT

Additional information

Tenure: Freehold

Services: All mains services connected.

Council tax: Band G (£3,899.38 per year)

EPC: B

Local Authority: East Herts District Council

Additional Charges:

The property is accessed via a private road, not maintained by the local authority. A (management company/ residents association) is in place with an annual service charge of

Important Information Regarding the Property Title

Prospective purchasers are advised that the property may be subject to restrictions, easements, rights of way, or the presence of third-party services crossing the land. Full legal information, including any such matters, can be found within the official title register.

The property is registered under Title Number: HD551629. A copy of the title register and title plan can be obtained from HM Land Registry or via your legal representative. Buyers should satisfy themselves as to the nature of any such matters before entering into any contractual commitment.

Viewing

Strictly by prior appointment through the selling agents Brown&Co.

Agents Note

A Material Information Pack has been created to be read in conjunction with the particulars and can be made available upon request.

Approximate Gross Internal Area 3656 sq ft - 340 sq m (Excluding Garage)

Ground Floor Area 2022 sq ft – 188 sq m

First Floor Area 1634 sq ft – 152 sq m

Garage Area 348 sq ft – 32 sq m



Ground Floor



First Floor



First Floor



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