



Park Lane, Old Knebworth, Knebworth, SG3 6QB | Freehold

 7 Bedrooms (including Annex)  3 Bath/Shower Rooms  5 Reception Rooms  Double Garage & Gated Driveway  1.3 Acres  
South Easterly Grounds with Tennis Court  EPC Band E  Council Band: H – £4,795.88 2025-2026  North Hertfordshire District Council

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## Park Lane, Old Knebworth, Knebworth, SG3

**A most impressive period country home set in beautiful south facing landscaped gardens and grounds of approximately 1.3 acres.**

### Description

The current owners have lived in this idyllic family home for over 31 years which sits in a conservation area, and on a magnificent south easterly plot of approximately 1.3 acres. The original timber framed house dates back to the early 18th century with later additions and was part of the historic Knebworth estate until the early 1980's.

Upon entering, there is a welcoming reception hall leading to an elegant drawing room with fireplace, delightful family snug with log-burning stove and a large dining room. The dining room has a lovely bay window and adjoins the sunny orangery. The modern fitted kitchen, with an Aga and pantry, has a second staircase to the principal bedroom. The utility room leads to the cloakroom and the back door. Outside there is a large covered and fenced area ideal for storing logs and wellies. A door from the dining room leads to the interconnecting hallway then through to the annex. Designed to be easily used for separate independent living, the hallway also has its own front door. The hallway leads into an impressive reception room with vaulted timber ceiling, large brick fireplace and doors to a private terrace and garden - it's currently set up as a fantastic games room. Boasting oak ledge and brace internal doors, there is a kitchen, shower room and two bedrooms, one of which is currently utilised as a home office. Upstairs, the spacious and impressive landing has striking exposed ancient structural timbers. The principal bedroom has a beautiful cast iron fireplace, floor to ceiling sash windows which frame the breath-taking views of the rear garden and countryside beyond, as well as allowing morning sunshine to flood in. The principal bedroom has an adjoining dressing room fitted with splendid oak ledge and brace internal doors and a well-appointed bathroom. There are four further double bedrooms, two of which have cast iron fireplaces, and a recently modernised large family bathroom with a shower and roll-top free standing Victorian bath.

Outside, the property is set well back from the road on a plot of approximately 1.3 acres and boasts a sweeping carriage gravel driveway with two white five bar gates to the front. The driveway provides ample parking and a detached double garage with EV charging point. There is a natural screening by way of a mature, curved laurel hedge and trees with clipped box hedging and planted beds providing colour and interest for much of the year. The rear garden enjoys a lovely south easterly aspect and features several sun terraces which provides an ideal space for outdoor entertaining and al-fresco dining. The rear garden has spectacular unspoilt views of arable farmland and woodland beyond. The garden has been creatively landscaped and is a particularly notable feature with an abundance of well stocked flower beds, a manicured lawn, rose arbour, a pond and an all-weather tennis court. Fresh vegetables are grown in the fenced raised garden.

### Agents Notes:

The current owners have commissioned an architect to prepare and produce plans for the addition of a further en-suite upstairs and to create a fabulous open-plan kitchen/dining room with central island and two sets of French doors leading into the rear garden. A copy of these plans and CAD video walkthroughs are available for interested parties. If further accommodation is required, there is scope for developing into the attic space above the double garage and annex (subject to the relevant permissions). We have also been advised that if the annex were to be let out on short term basis, it would generate in excess of £200 per night. There is also a public footpath that runs adjacent to the tennis court within the very edge of the boundary of the property.





## Location

Manor Farmhouse is situated in a secluded position in the peaceful village of Old Knebworth, a traditional and sought-after rural village with a public house, church and cricket pitch. Other village facilities are located only a short drive away in Knebworth, including a post office, a doctor's surgery, and a sought-after primary school. Knebworth House is nearby, together with Knebworth Golf Club. Although in a village location, it's extremely convenient with Knebworth mainline station (London Kings Cross from 25 minutes) just 1.4 miles away, A1 Junction 6 just 2 miles away, London Luton airport is 10.8 miles, Hitchin 5.7 miles, Stevenage 4.5 miles (Marks and Spencer), Welwyn Garden City 6.3 miles (John Lewis) and Harpenden is 10.1 miles.







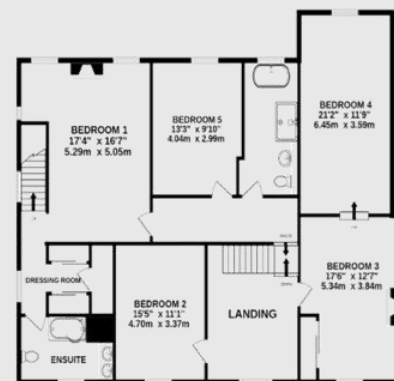




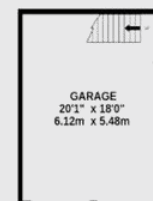




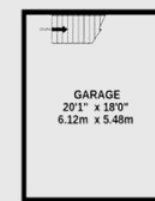
GROUND FLOOR  
2933 sq.ft. (272.5 sq.m.) approx.



1ST FLOOR  
1609 sq.ft. (149.5 sq.m.) approx.



GARAGE  
364 sq.ft. (33.8 sq.m.) approx.



GARAGE (1ST FLOOR)  
355 sq.ft. (32.8 sq.m.) approx.

TOTAL FLOOR AREA : 4993sq.ft. (463.9 sq.m.) approx.

This floorplan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.

#### IMPORTANT INFORMATION:

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property.

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