



Dickens House

12 The Grange | High Street | Old Stevenage | Hertfordshire | SG1 3WA

FINE & COUNTRY





STEP INSIDE

Dickens House

Dickens House is part of a former coaching inn dating back to the 1530's and is a most impressive four-bedroom, Grade 11 listed family home. The property is full of character and charm with fine open fireplaces, original doors and exposed beams. Charles Dickens himself visited the inn, as did Samuel Pepys. In 1999 the property, which is situated off the High Street, was converted into eight town houses and six apartments set around an attractive courtyard.

This private and inviting family home is set over three floors and offers 2,407 sq. ft. of accommodation. There are four double bedrooms, three reception rooms and two bathrooms, a south facing rear garden, garage and plenty of parking.

The property is situated in the most sought-after location within the conservation area in the heart of Stevenage Old Town. It is just 0.9 miles to the train station with an 18 minute Inter City service to London. The High Street area with restaurants, shops, schools, doctors and dentists is also right on the doorstep.

Step Inside

From the beautiful courtyard garden, you enter this stunning home through the grand Georgian door into the formal dining room. It is an inviting, cosy room with open fireplace, exposed beams, feature panelled walls to dado rail and a cellar below. To the right is the kitchen diner, a modern functional room with double aspect windows overlooking the south-facing garden and the courtyard. A utility room leads off the kitchen. The sunroom, sympathetically added 20 years ago, is a delightfully light room with doors leading to the garden, and is a lovely space to relax with a book or to enjoy the view of the garden.

From the dining room, to the left, is the hall which leads you down to the cloakroom and the garden and has a staircase to the upper floors. The spacious living room has a beautiful high ceiling, two large windows overlooking the side terrace and half panelling to the walls. There is an open brick fireplace ready for cosy winter evenings.

The fine wide staircase with original balustrades and handrails leads you to the first floor. The master bedroom has a high vaulted ceiling, built-in wardrobes (which conceal a large marble fireplace) and en suite shower room. The guest room with walk-in wardrobe and original fireplace, and a family bathroom complete the first floor. The wide staircase continues to the second floor where there are two further double bedrooms, each with attractive fireplaces. A large storage/airing cupboard houses the central heating boiler and leads from the top landing. This area could be an ideal location for an additional bathroom on the top floor.

The layout of this home flows beautifully, set over three levels with approximately 2,407 sq. ft. of accommodation.









STEP OUTSIDE

Dickens House

Step outside

The stunning private south-facing rear garden has many mature trees and shrubs, central lawn surrounded by patio and flower beds, and with a brick boundary wall to the rear. There is an area of sunken patio outside the back door ideal for alfresco dining with family or friends and, through a side gate, the garden extends to an enclosed terrace which is also accessible from the living room. The garage, second from the end in the block situated to the side of the development, has an electric opener, power and light.

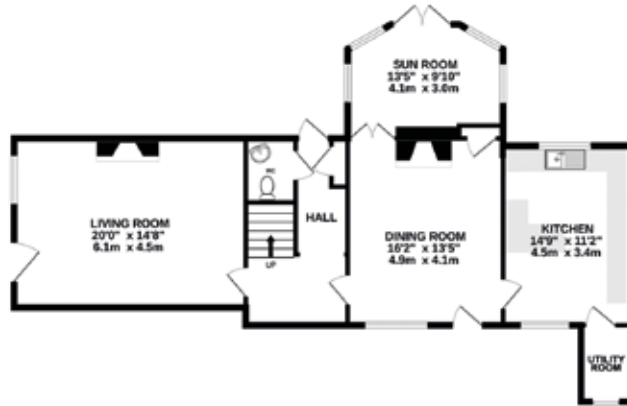
The well maintained communal gardens offer attractive lawns, large trees and mature shrubs. At the heart of the development is the central courtyard which is paved and has iron railings around a feature garden area. The gravelled car park provides allocated parking places for residents and has ample spaces for visitors too.

The property is freehold. The garage is leasehold with a 125 year lease from 1999 and has annual ground rent of £25. 11% of the maintenance charge for the development is charged to the property – currently approximately £2,000. The Council Tax band is G – for 2023-2024 the charge is £3,459.90.

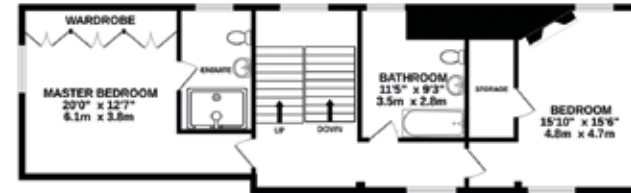


DICKENS HOUSE

GROUND FLOOR
944 sq.ft. (87.7 sq.m.) approx.



1ST FLOOR
824 sq.ft. (76.5 sq.m.) approx.



2ND FLOOR
640 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 2407 sq.ft. (223.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

EPC Exempt

Council Tax Band: G

Tenure: Freehold

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