

# Alexander Bond & Company

Estate Agents | Property Management



Knebworth Lodge House Park Lane, Old Knebworth, SG3 6PP

£5,500 PCM



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# Knebworth Lodge House Park Lane

Old Knebworth, SG3 6PP

- Seven Bedroom Character Unfurnished Detached House
- 2.2 Acre Plot (Gardener Included)
- Tennis Court
- Minimum 6 Month Tenancy
- Grade II Listed
- Located Close to an Orchard
- Three Garages and Plenty of Private Parking
- Viewing Highly Recommended

Presenting a remarkable opportunity, this unfurnished detached house boasts seven bedrooms situated in the charming hamlet of Old Knebworth. The property holds the prestigious Grade II listing, a testament to its historical significance and architectural charm.

Situated on an expansive 2.2-acre plot, the house is surrounded by meticulously landscaped gardens, tended to by a dedicated gardener to ensure its allure throughout the seasons. Adjacent to the property, a delightful orchard adds to the natural beauty of the surroundings.

For those with an active lifestyle, a tennis court awaits, providing a perfect space for outdoor recreation and enjoyment. Three garages and ample private parking offer convenient storage and space for vehicles.

The property showcases an exquisite front exterior, complemented by a Victorian-era addition at the rear. Inside, the rooms are spacious, well-lit, and offer an abundance of natural light thanks to the expansive windows that provide picturesque views of the mature gardens.

With a minimum of 6 month tenancy, this residence offers long-term stability and we strongly recommend scheduling a viewing to fully appreciate the grandeur and uniqueness that this property has to offer. This is an opportunity you won't want to miss.





## Directions

Knebworth village is under 1 mile away and provides a High Street with a variety of shops and cafés including a chemist, post office, doctors' surgery, two dentists, a public library and well regarded JMI school, while Old Knebworth remains in the priority catchment area for the highly regarded Hitchin Boys & Girls Schools.





## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			76
(69-80) <b>C</b>			
(55-68) <b>D</b>		52	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Viewing

Please contact our Lettings Office on 01438 811511 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.