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Orchard House, 5 Orchard Road

Stevenage, SG1 3HD

Guide Price £1,175,000



- Plot size 1/3 Acre
- Additional Woodlot area (an extra piece of land located behind the walled garden and Rose bed to the rear aspect). This can be used as an extra storage or children's play area.
- Outbuildings include large garage storage area with vaulted ceiling (ideal for conversion or as a carport setup - subject to planning consents)
- Council Tax Band G
- 3,854 sqft internal floor space!
- Orchard House dates back to around 160yrs old
- Outdoor Swimming Pool (in need of refurbishment)
- EPC E

Tel: 01438 313393

Tenure: Freehold

Guide Price £1,175,000



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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Property

Orchard House is a home associated with the grandest of Victorian stature, now looking to be refurbished and restored so it can be cherished as a family home for years to come. A chance to own a piece of history, located within the Orchard Road Conservation area - an area of special architectural or historic interest, character or appearance of which it is desirable to preserve or enhance. Being a building of local importance, it was constructed by John Bailey Denton in 1854 on some of the land he acquired in 1851. Mr Denton was a British surveyor and civil engineer who died in 1893 in Stevenage. He was a wealthy local landowner and was responsible for building many of the houses along Orchard Road itself. Orchard House is of high Victorian architectural quality and style, boasting distinctive decorative materials, design and build of importance.

Tucked away in a secluded location, behind a high brick walled garden is this truly stunning home surrounded by ample picturesque mature grounds. Set on a 1/3 of an Acre, this is a rare opportunity to purchase this magnificent home. Vast living accommodation throughout allows for this property's layout to be adapted to suit a large modern family. It's versatility offers four reception rooms, seven bedrooms, two en-suites and two bathrooms. Further renovation of the garage area could allow for an independent annexe dwelling or large car storage area (subject to planning consents). Period features include picture rails, decorative oak panelled walls and exposed flooring, high ceilings, wine cellar and a first floor landing that provides an east/west wing separation.

Situated in the Old Town area, it's close proximity to the High Street which leads onto the New Town shopping centre and further retail parks is a huge advantage. Another positive is it's short walk to the mainline train station perfect for the London commute. Again, the property is located near Corey's Mill, Lister Hospital, Graveley and easy access to the A1(M).

Ground Floor

Entrance Lobby

12'8" x 10'0" (3.86m x 3.05m)

W/C

8'8" x 5'2" (2.64m x 1.57m)

Utility/Boot Room

10'0" x 8'8" (3.05m x 2.64m)

Inner Hallway

17'2" x 6'6" (5.23m x 1.98m)

Lounge

15'0" x 23'2" (4.57m x 7.06m)

Dining Room

22'2" x 15'2" (6.76m x 4.62m)

Reception/Garden Room

20'5" x 17'1" (6.22m x 5.21m)

Rear Hallway

20'8" x 6'0" (6.30m x 1.83m)

Kitchen

11'1" x 14'6" (3.38m x 4.42m)

Breakfast Room/Study

14'2" x 16'5" (4.32m x 5.00m)

Basement

Cellar

17'6" x 9'8" (5.33m x 2.95m)

First Floor

Landing

24'4" x 5'9" (7.42m x 1.75m)

Bedroom One

22'6" x 15'1" (6.86m x 4.60m)

En-Suite

10'1" x 6'2" (3.07m x 1.88m)

Bedroom Two

17'8" x 12'2" (5.38m x 3.71m)

En-Suite

15'1" x 5'4" (4.60m x 1.63m)

Bedroom Three

10'2" x 14'8" (3.10m x 4.47m)

Bedroom Four

11'8" x 17'1" (3.56m x 5.21m)

Bedroom Five

20'0" x 14'4" (6.10m x 4.37m)

Bedroom Six

16'2" x 14'6" (4.93m x 4.42m)

Bedroom Seven

8'1" x 10'3" (2.46m x 3.12m)

Bathroom One

11'5" x 6'0" (3.48m x 1.83m)

Bathroom Two

5'9" x 11'7" (1.75m x 3.53m)

Upper Floor

Loft

11'2" x 27'0" (3.40m x 8.23m)

Loft Room

11'2" x 10'9" (3.40m x 3.28m)

Outside

Garage Area

33'8" x 18'7" (10.26m x 5.66m)

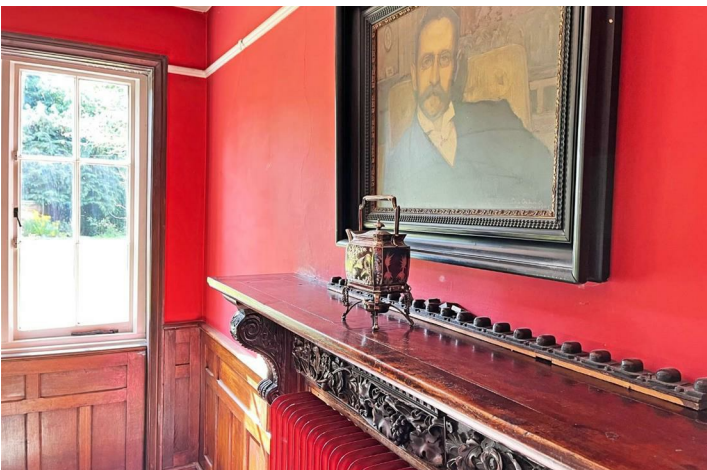
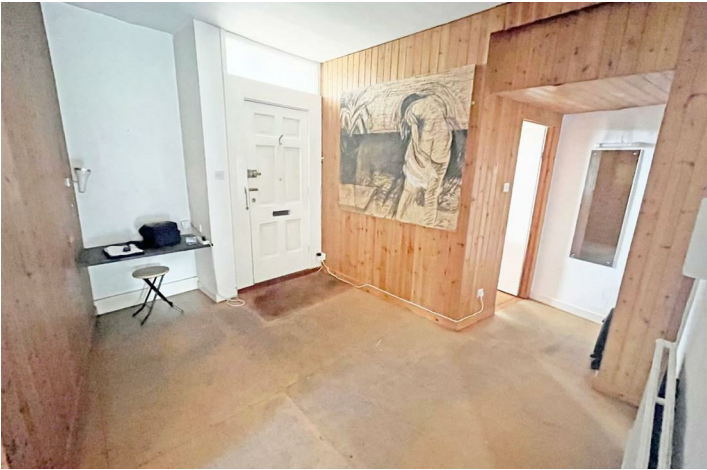
Garden Storage

14'6" x 12'2" (4.42m x 3.71m)

Woodlot

Brick built potting/tool shed

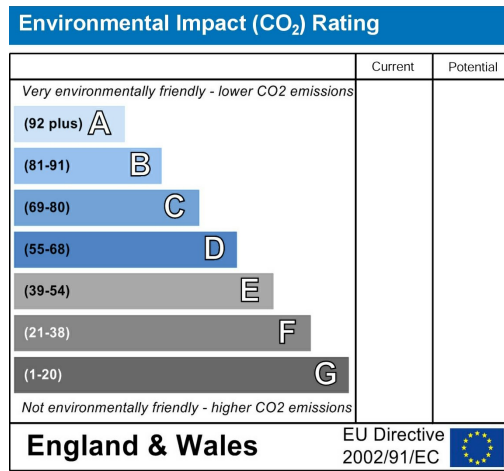
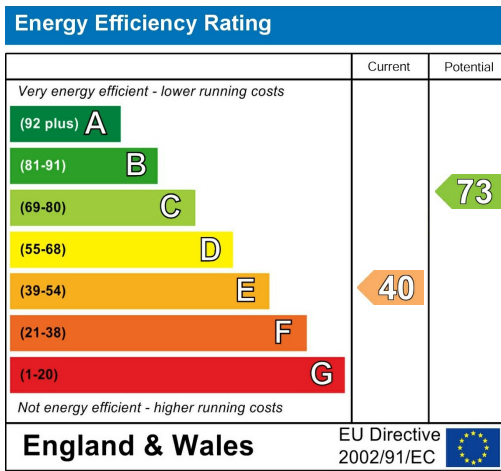
Swimming pool & Pool house







Energy Efficiency Graph



Viewing

Please contact our Hunters Stevenage Office on 01438 313393 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.