



Wilbury Eaves • 109 Wilbury Road • Letchworth Garden City • Hertfordshire • SG6 4JQ

Guide Price £1,350,000

Charter Whyman

TOWN & VILLAGE HOMES





FINE GARDEN CITY 'ARTS & CRAFTS HOME MANY ATTRACTIVE ORIGINAL FEATURES PERIOD FIREPLACES INCLUDING INGLENOOK

THE PROPERTY

This exceptional example of the Garden City 'Arts & Crafts' design has lost none of its character or charm, still displaying many of the elements of the style such as the ledged internal doors with their finely wrought latches and the original fireplaces, including that in the inglenook style in the sitting room. The house has nonetheless been well updated and improved to provide an outstanding family home.

A superb garden room has been added to complement the original sitting room, dining room and study. The fitted kitchen/breakfast room, laundry, shower room and spacious staircase hall complete the ground floor. On the first floor, the master bedroom boasts an en suite wet room with shower, while the family bathroom serves the other four bedrooms. The second floor provides a versatile loft room, huge attic and eaves storage.

The house benefits from double-glazed windows and doors, air conditioning and central heating provided by an air source heat pump. Photovoltaic solar panels on the garage and the associated battery packs help to reduce the running costs.



SPLENDID GARDEN ROOM AIR SOURCE HEAT PUMP & SOLAR PANELS SUPERB LANDSCAPED THIRD OF AN ACRE GARDENS

THE OUTSIDE

The house stands in a fine plot extending to 0.35 acre and measuring approximately 144' by 104' (43.9m x 31.7m) overall. Screened from the road by a hedge, there is a block paved forecourt to the front providing generous off-street parking and an EV charging point. A paved courtyard with water feature completes the front garden.

The block paving continues via a pair of remotely controlled gates, providing additional parking and leading to the detached double garage with twin remotely controlled up-and-over doors and a useful loft.

The south facing main gardens, with a depth of some 79' (24m) from the rear of the house, are beautifully landscaped with lawns, rockeries, well stocked herbaceous beds and borders, pergola with climbers, paved patio, large ornamental pond with fountain and waterfall, and a wealth of ornamental shrubs, trees and conifers, including silver birches, willow, ash, pines and blue cedar.

Circular timber summer house and timber garden shed.

THE LOCATION

'Wilbury Eaves' enjoys a very convenient location close to the junction of Wilbury Road and Cowslip Hill within three-quarters of a mile of the town centre and mainline railway station. Letchworth Garden City is on the London to Cambridge mainline and regular services run throughout the day. The fastest train to London King's Cross takes just 29 minutes, as does that to Cambridge. For drivers, Junction 9 on the A1 (M) is just 2.5 miles away.

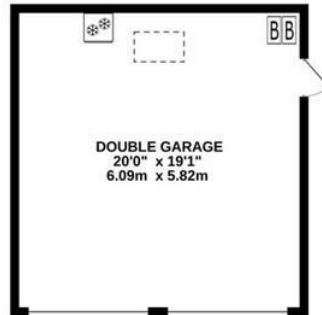
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent schools, shops, leisure facilities and many green open spaces, the most impressive of which, the 63-acre Norton Common, is within a quarter of a mile.



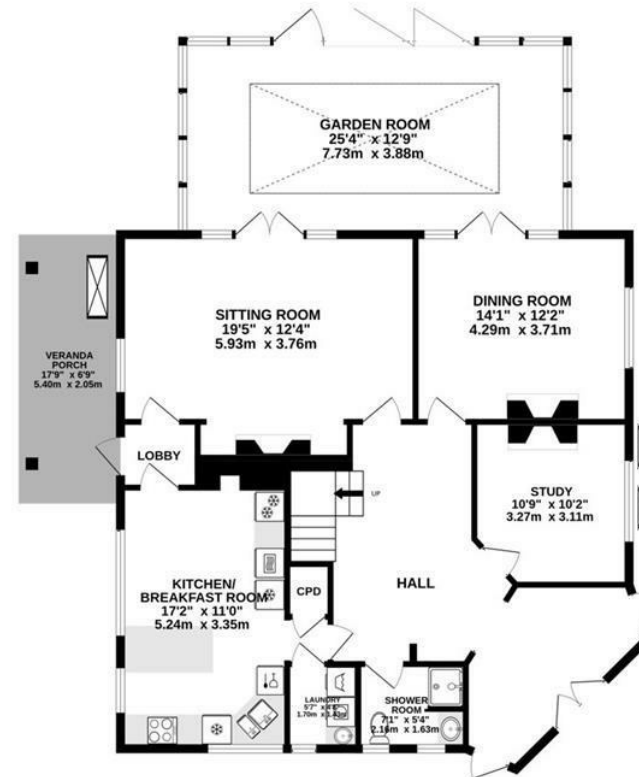




GARAGE GROUND FLOOR
382 sq.ft. (35.4 sq.m.) approx.



GROUND FLOOR
1420 sq.ft. (131.9 sq.m.) approx.



THE TOTAL FLOOR AREA DOES NOT INCLUDE THE ATTIC, EAVES STORAGE OR GARAGE.

TOTAL FLOOR AREA : 2508sq.ft. (233.0 sq.m.) approx.

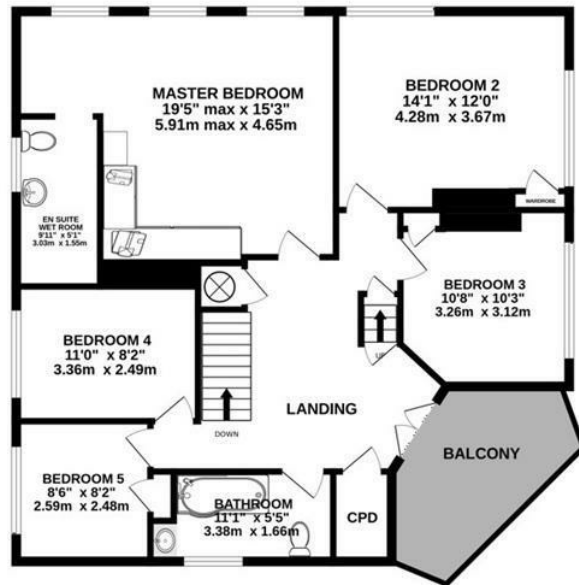
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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Please note that the stated floor area *may* include the garage and other areas outside the living space. Whilst we do not doubt the accuracy of the floor plan or any other information provided, we make no guarantee, warranty or representation as to this accuracy or the completeness of these particulars. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction that it is suitable for your requirements.

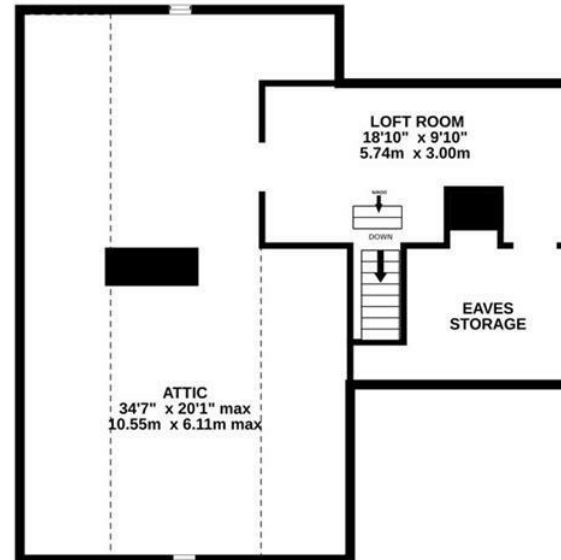
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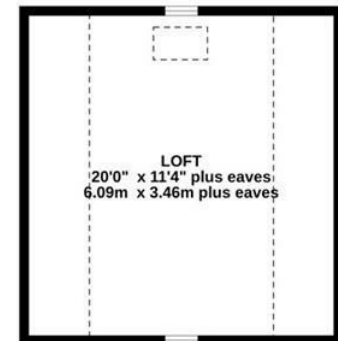
1ST FLOOR
994 sq.ft. (92.3 sq.m.) approx.



2ND FLOOR
891 sq.ft. (82.7 sq.m.) approx.



GARAGE 1ST FLOOR
382 sq.ft. (35.4 sq.m.) approx.



THE TOTAL FLOOR AREA DOES NOT INCLUDE THE ATTIC, EAVES STORAGE OR GARAGE.

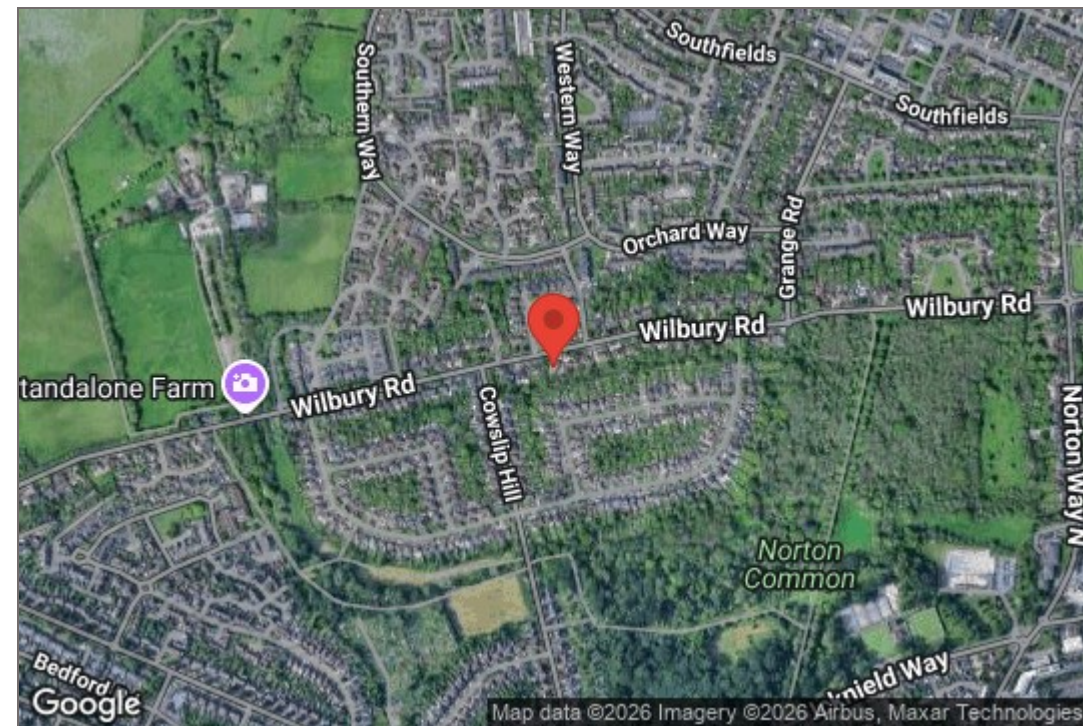
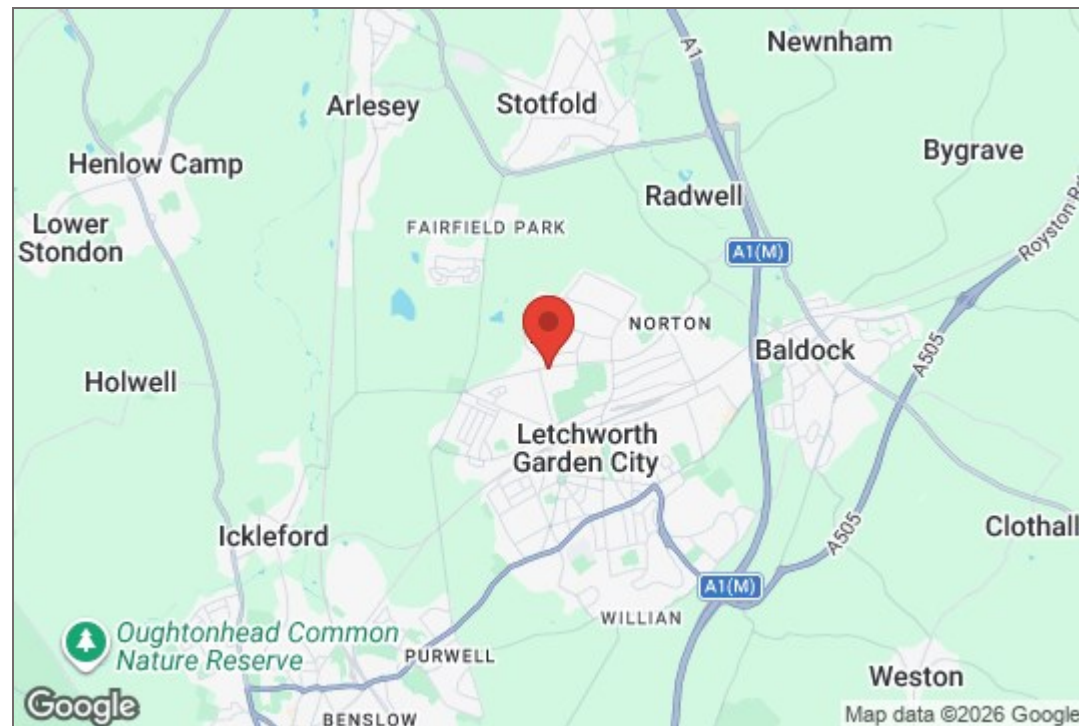
TOTAL FLOOR AREA : 2508sq.ft. (233.0 sq.m.) approx.

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TENURE

FREEHOLD

RESTRICTIVE COVENANTS

A restrictive covenant is a clause in an agreement that restricts, limits, prohibits, or restricts how owners can use a property. These could include: property use (e.g., business and rental use), the number and type of vehicles allowed on the property, fence height and type, removal of trees, paint colours for the front door or garage, installation of satellite dishes and even types of animals allowed at the property. For more information, please ask the agent.

EASEMENTS

Having an easement on your property means that a third party (an individual or a utility company for example) has a right to use your property for a particular purpose. This could be passing by foot or with vehicles over your property, or a right to pass service media for utilities on, over or under your property. An easement could also allow a neighbour to access your property in order to carry out repairs to their own property. For more information, please ask the agent.

FLOODING

Properties can be at risk of flooding and it is important for you to check if the property has been flooded in the last 5 years, what flood defences are in place and source of any flooding. For more information, please ask the agent.

CONSTRUCTION

Solid brick, roughcast rendered externally, under a tiled pitched roof.

SERVICES

Mains water, sewerage, gas and electricity are connected to the property.

EPC RATING

Band - D

BROADBAND SPEED

A choice of provider claiming up to 10,000 Mbps.

MOBILE SIGNAL

Most providers claim up to 5G coverage.

LOCAL AUTHORITY

North Herts District Council
Gernon Road
Letchworth Garden City
Hertfordshire SG6 3BQ

Tel: 01462 474000
www.north-herts.gov.uk

COUNCIL TAX

Currently Band G, but subject to an improvement indicator. The banding may be revised following a sale.

CONSERVATION AREA

The property is located within the Letchworth Conservation Area.

THE LETCHWORTH GARDEN CITY HERITAGE FOUNDATION

To maintain the integrity of the Garden City concept and design, properties are subject to the additional planning requirements of the Heritage Foundation.

Tel: 01462 530350
www.leitchworth.com

VIEWING APPOINTMENTS

All viewing and negotiations strictly through
Charter Whyman.

Charter Whyman

37 Station Road, Letchworth Garden City, Hertfordshire, SG6 3BQ

01462 685808

www.charterwhyman.couk