



The Cottage • 7 Willian Way • Letchworth Garden City • Hertfordshire • SG6 2HQ

Guide Price £1,285,000

Charter Whyman

TOWN & VILLAGE HOMES





SUPERB 'ARTS & CRAFTS' HOME DESIGNED IN 1909 BY WILSON BIDWELL OF BENNETT & BIDWELL FOR HIS OWN OCCUPATION

THE PROPERTY

The architectural partnership of Bennett & Bidwell was second only to Parker & Unwin themselves in importance to the Garden City project and this delightful example of the 'Arts & Crafts' style dating from 1909 was designed by Wilson Bidwell for his own occupation. This exceptionally fine detached house fully retains its original charm and character with a wealth of exposed timbers, inglenook fireplace to the sitting room and period fireplace to the dining room.

The house provides the spacious and versatile accommodation required for an outstanding family home, with a study, kitchen/breakfast room and cloakroom/WC on the ground floor, in addition to the two principal reception rooms. A laundry and garden room are attached to the rear of the detached garage. The first floor includes four double bedrooms, with an en suite to the master, and a well-appointed family bathroom. Both the en suite and the bathroom boast both shower and bath.

The house benefits from secondary double-glazing to the original mullioned windows with leaded-lights, impressively wide doorways and gas fired central heating. The boiler is located in the loft.



MANY FINE ORIGINAL FEATURES DELIGHTFUL GARDENS EXTENDING TO OVER A QUARTER ACRE

PLEASANT SITUATION, TREE-LINED AVENUE

THE OUTSIDE

The house is set in a fine plot of over a quarter of an acre, measuring approximately 118' by 108' (35.9m x 33.1m) overall. The front garden is laid to lawn with herbaceous borders and ornamental shrubs and trees. The driveway provides off-street parking and leads to the garage with its power operated up-and-over door.

A passageway between the house and garage leads to the delightful split-level rear garden, which faces south and west and is some 60' (18.4m) in depth. The garden is laid to lawn with paved terraces and patios, brick paved patio, impressive pergola with climbers including grape vine and wisteria, herbaceous borders, fruit trees and ornamental shrubs and trees, including fine Japanese acers.

There is a timber garden shed and a screened area for composting and other garden work.

THE LOCATION

Willian Way is an attractive tree-lined residential avenue on the south side of the town. The house is just over half a mile from the town centre and three-quarters of a mile from the mainline railway station. Letchworth Garden City is on the Cambridge to London mainline with the fastest service to London King's Cross taking just 29 minutes and Cambridge 27 minutes away in the other direction. Junction 9 on the A1 (M) is within 1.3 miles by car.

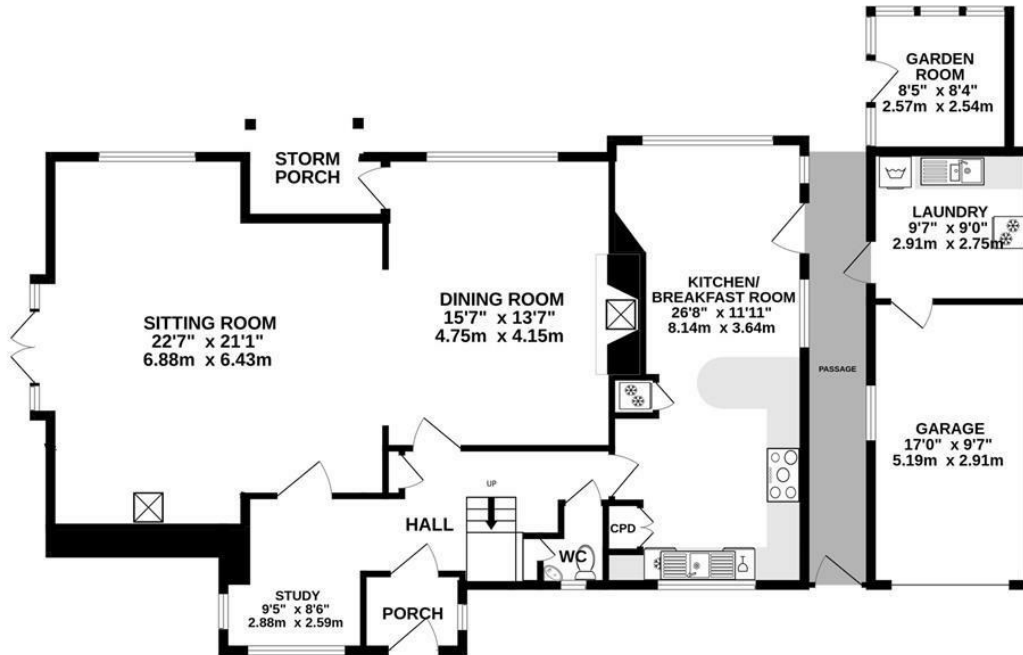
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent schools, shops, leisure facilities and green open spaces. 'The Glade' is well placed for easy access to schools, St Christopher School being just a third of a mile away, St Francis' College half a mile and the Highfield School and St Thomas More Primary School both within a mile. The Lordship Farm Primary School is two-thirds of a mile away.



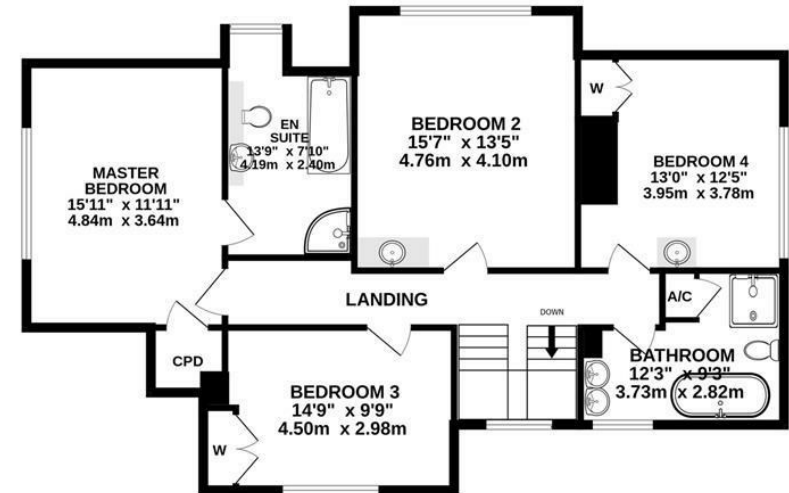




GROUND FLOOR
1517 sq.ft. (140.9 sq.m.) approx.



1ST FLOOR
1038 sq.ft. (96.4 sq.m.) approx.



THE TOTAL FLOOR AREA INCLUDES THE GARAGE, LAUNDRY, ETC

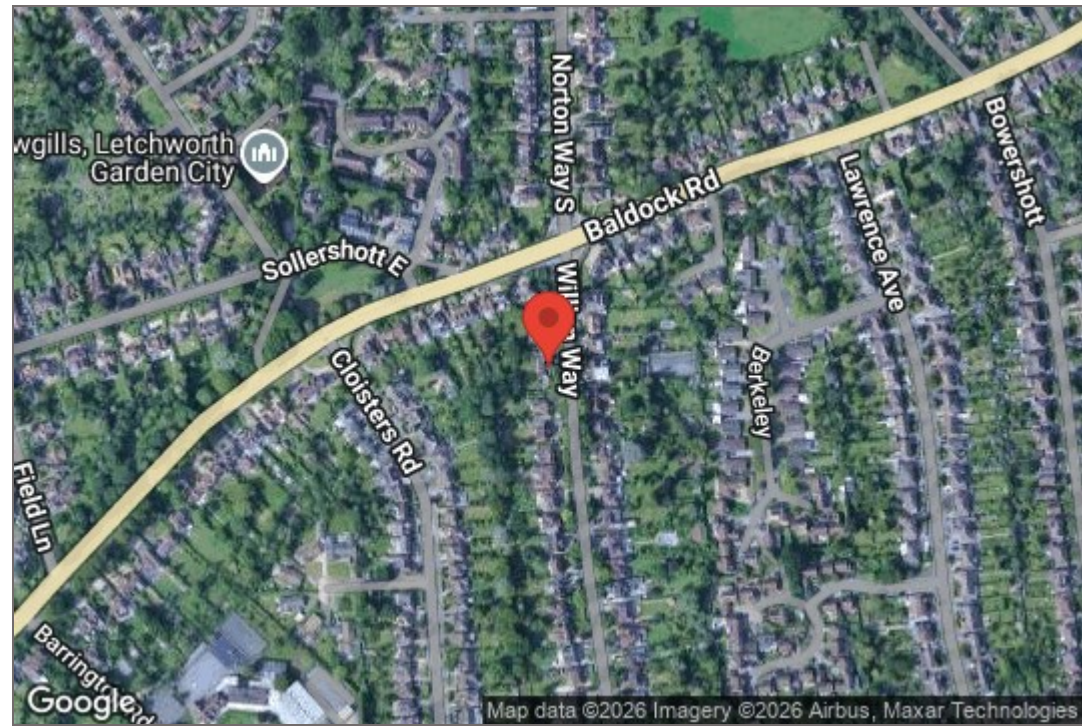
TOTAL FLOOR AREA : 2554 sq.ft. (237.3 sq.m.) approx.

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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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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

Cavity brickwork, mostly roughcast rendered externally. Pitched tiled roof.

SERVICES

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

EPC RATING

Exempt as Grade II listed.

LISTED PROPERTY

Grade II.

BROADBAND SPEED

A choice of provider claiming up to 1,000 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

Band - G

CONSERVATION AREA

The property is not located within a 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.letchworth.com

VIEWING APPOINTMENTS

All viewing and negotiations strictly through
Charter Whyman.

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

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www.charterwhyman.co.uk