



• Elm Hollow Garth Road • Letchworth Garden City • Hertfordshire • SG6 3NG

Guide Price £2,000,000

Charter Whyman

TOWN & VILLAGE HOMES





SPACIOUS FAMILY HOME OF CONSIDERABLE QUALITY ATTRACTIVE LANDSCAPED GARDENS AND VIEWS HEATED POOL AND TENNIS COURT

THE PROPERTY

Don't let the lack of internal photos deceive you, the interior of this remarkable individual detached home is just as impressive as its exterior and grounds. This exceptional home provides splendidly spacious, versatile and beautifully presented family accommodation. The generously proportioned drawing room is complemented by a cosy sitting room, which opens to a garden room. The equally impressive kitchen/breakfast room, fitted to a very high standard opens to a fine conservatory. There is also a separate dining room.

The first floor carries on the theme of space and quality. The expansive master bedroom has a range of built-in wardrobes flanking a dressing table and an adjoining chest of drawers. The en suite to the master bedroom has both bath and shower. The second bedroom has its own en suite shower room, whilst the remaining two bedrooms are served by the family bathroom. The top floor provides a large study, office or play room or could supply additional bedrooms, if required.

The house benefits from double-glazing and gas fired central heating and enjoys splendid views over the adjoining Golf Course.

THE OUTSIDE

The house is set in beautifully landscaped gardens, with the plot extending to some 243' by 206' (74.1m x 62.9m) overall. It is well screened to the front by a laurel hedge, shrubs and trees. Two pairs of electrically powered double gates open to the gravel in-and-out coach driveway, which provides generous off-street parking and leads to the detached double garage. Another pair of gates open to a paved area adjoining to pool room complex and workshop/store.



SELF-CONTAINED ANNEXE
DOUBLE GARAGE PLUS WORKSHOP
PREMIER LOCATION

THE OUTSIDE (con.)

The south facing rear garden has a large paved patio terrace with fountain water feature and from which steps lead down through rockeries planted with a fine and varied collection of ornamental conifers to the main lawns. The whole plot is planted with numerous mature trees, shrubs and conifers. A second paved patio adjoins the immaculate full size hard tennis court. The main patio leads to the completely private pool area with its 12m x 6m heated swimming pool and adjoining pool room complex.

A bridge over a small stream (the flow is seasonal, but is a tributary of the River Purwell) leads to an area of the garden, amounting to less than a third of the plot, which is held on a 90 year lease (70 years unexpired) from the Letchworth Garden City Heritage Foundation at a nominal rent. This is laid out in similar style to the rest of the garden and with an ornamental pond and bamboos.

There are a number of timber sheds and summerhouses in the garden and the whole backs on to the attractively wooded Golf Course.

THE LOCATION

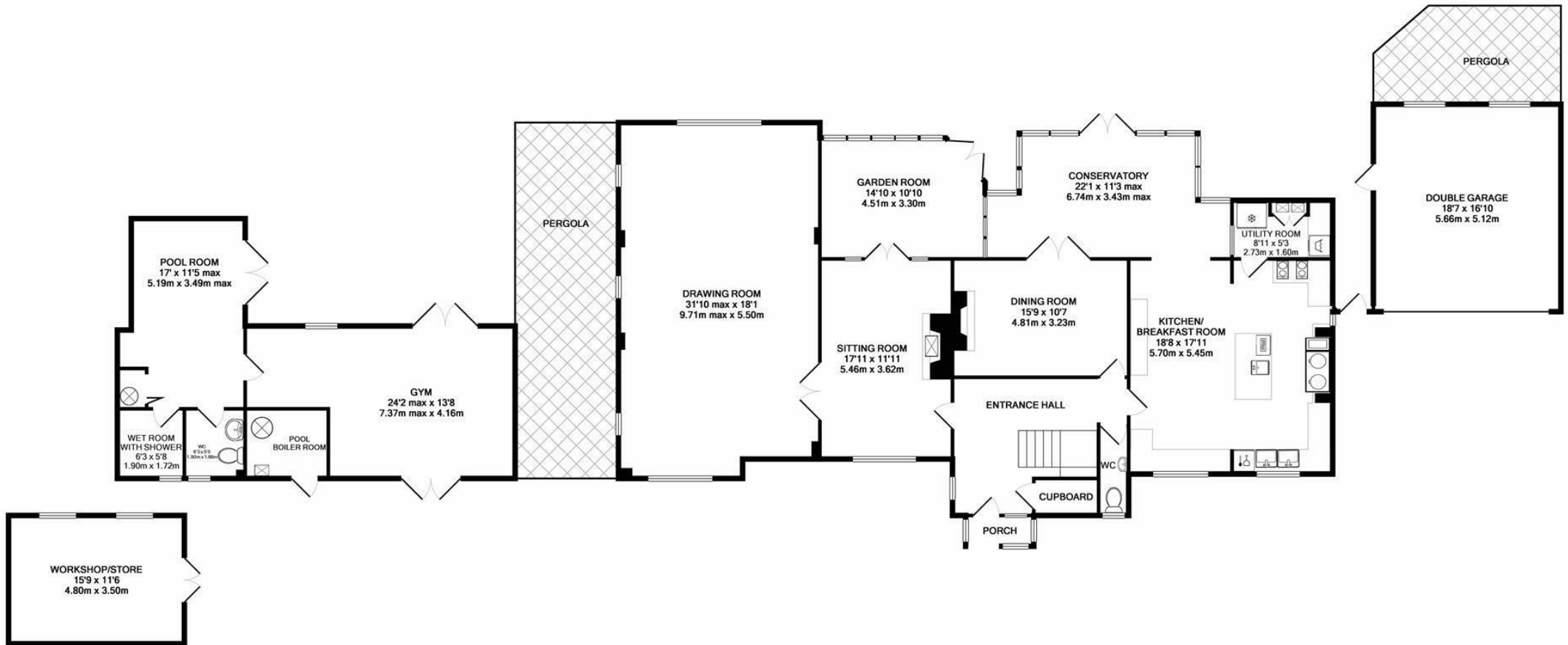
Garth Road is an exclusive private road of substantial individual detached properties located off Letchworth Lane on the favoured south side of the town, adjoining the town's renowned Golf Course. Just a mile south of the town centre, Elm Hollow is within a mile and a quarter of the mainline railway station. Letchworth Garden City is on the London Kings Cross to Cambridge mainline and offers regular services throughout the day. The fastest to London Kings Cross take just 28 minutes and Cambridge is 26 minutes away in the other direction. Junction 9 on the A1 (M) is 1.5 miles away 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. It provides excellent shops, schools, leisure facilities, including a cinema/theatre and green open spaces. The St Christopher School and Lordship Farm Primary School are within half a mile and St Francis College, Highfield School and St Thomas Moore RC Primary School within three-quarters.





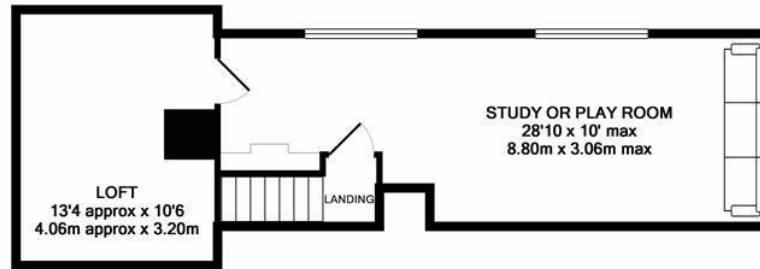




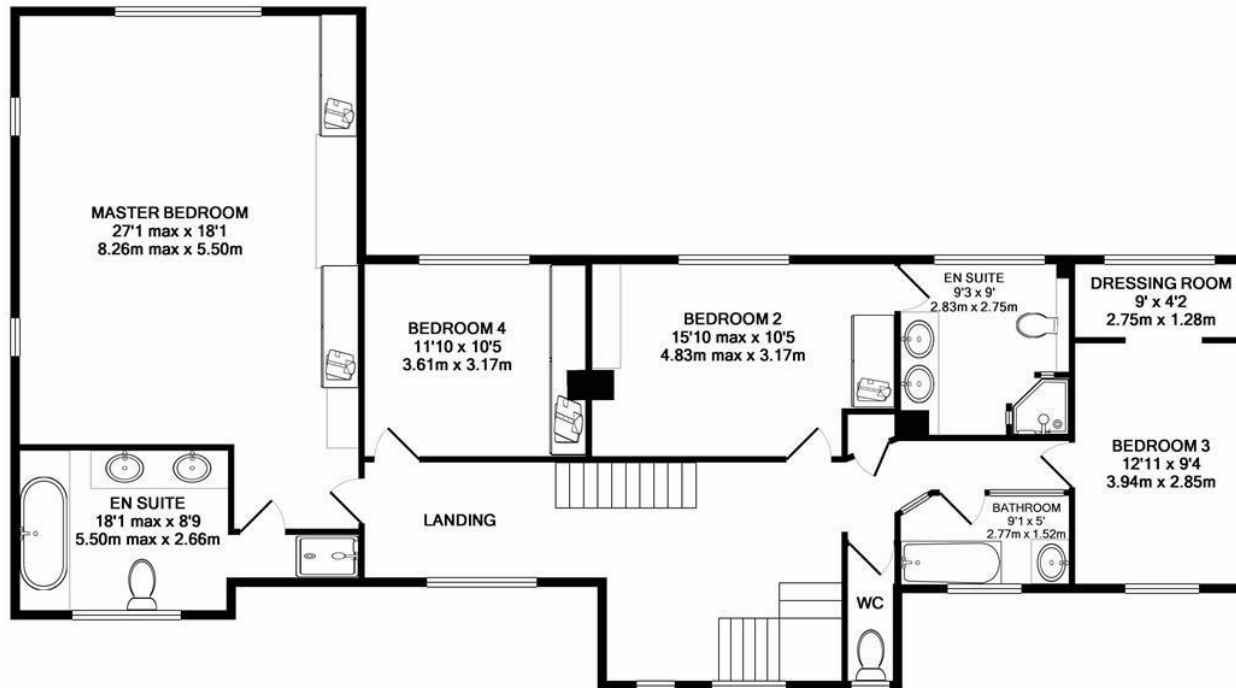
TOTAL APPROX. FLOOR AREA 2992 SQ.FT. (278.0 SQ.M.)
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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Please note that the stated floor 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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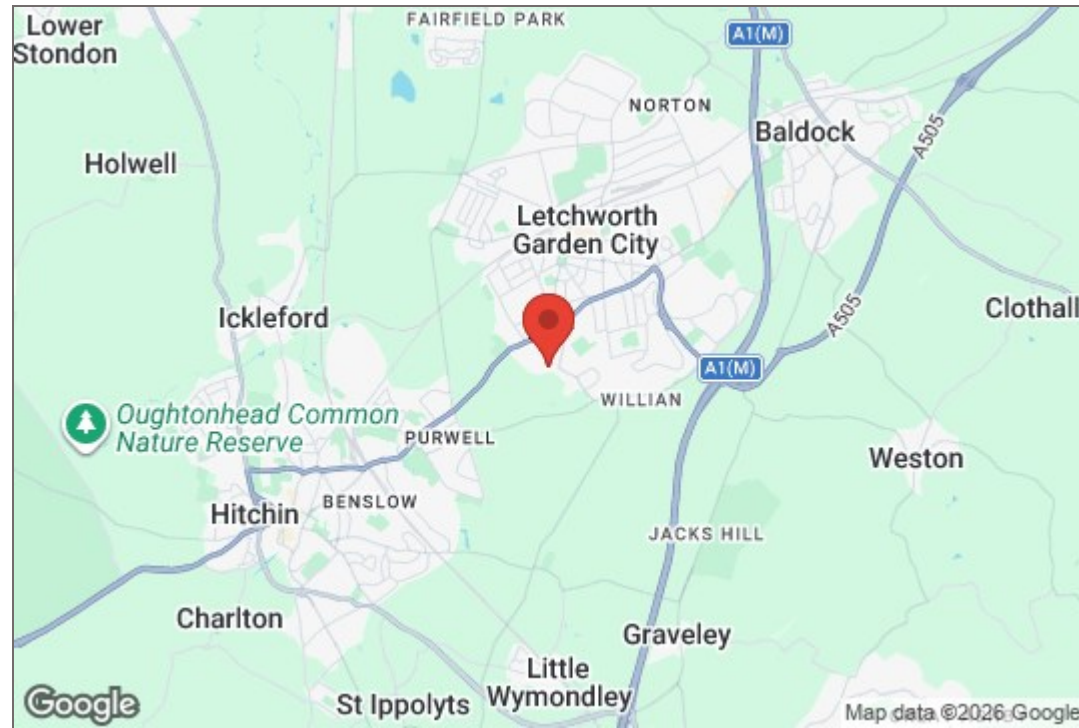


2ND FLOOR
APPROX. FLOOR
AREA 417 SQ.FT.
(38.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1418 SQ.FT.
(131.8 SQ.M.)
TOTAL APPROX. FLOOR AREA 1836 SQ.FT. (170.6 SQ.M.)

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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

Original house constructed of cavity brickwork, with extensions and Annexe of insulated cavity construction. Pitched tiled roofs.

SERVICES

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

EPC RATING

House: Band - D; Annexe: Band - D

BROADBAND SPEED

A choice of providers with claimed download speeds of up to 55 Mbps.

MOBILE SIGNAL

Most providers claim up to 4G coverage, some claim to provide 5G.

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.letchworth.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.co.uk