



The Old Vicarage • 7 Church Lane • Norton • Letchworth Garden City • Hertfordshire • SG6 1AJ

Guide Price £1,295,000

Charter Whyman

TOWN & VILLAGE HOMES





LATE REGENCY FORMER PARSONAGE RETAINING MANY ORIGINAL FEATURES SYMPATHETICALLY EXTENDED & UPDATED

THE PROPERTY

Built during the reign of William IV, the original parsonage house dates from that interesting period of architecture when Regency form was giving way to the Victorian style. It was designed by John Watson, an architect based in Manchester Street, London and best known for some very fine terraces in Paddington. The detached coach house was added in 1873.

The main house, which is Grade II listed, was sympathetically extended and updated in 1998 and now provides spacious and flexible family accommodation. The impressive central hall hosts an imposing staircase and provides access to the dining room and the drawing room. The morning room leads from the latter to an attractive conservatory. A rear hall leads to the sitting room or fourth bedroom with adjoining WC and shower room. The side hall leads to the study, utility room, side door and the fine kitchen which is open plan to the breakfast room. The first floor provides three double bedrooms, a shower room and a very well appointed bathroom with both shower cubicle and bath. Some windows have sealed unit double-glazing, others secondary double-glazing and the house benefits from gas fired central heating.

The detached coach house provides two garages and a store. The remainder of its ground floor comprises an entrance hall and stylish wet room with shower and WC. Upstairs there is a kitchen/dining/common room with a cloakroom/WC off. The remainder of the first floor comprises two interconnected rooms currently used as offices. With its own independent gas fired central heating system, the coach house lends itself to a multitude of uses, including a full blown annexe, if required.



HALF ACRE GARDENS VERSATILE DETACHED TWO-STOREY COACH HOUSE DELIGHTFUL 'VILLAGE' SETTING

THE OUTSIDE

The house is set in a fine plot extending to just over half an acre and measuring approximately 217' by 157' (66.2m x 47.9m) overall. The grounds surround the house and coach house with a shingle driveway and courtyard providing ample off-street parking and leading to the garages in the coach house. A paved courtyard lies between the house and the coach house.

The gardens, which extend some 88' (26.9m) to the rear are laid to extensive lawns with herbaceous beds and borders, shrubberies, pergola and numerous trees, including yews and a fine cedar. The gardens have a particularly attractive outlook, backing on to open farmland and St Nicholas, Norton's ancient parish church.

THE LOCATION

'The Old Vicarage' lies at the heart of Norton, one of the three ancient villages absorbed by the Garden City. The area retains its village character with the church, pub and primary school grouped nearby. It lies on the north-east corner of the town, a mile and a half from the centre and the 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) southbound is just 2.8 miles away and Junction 10 northbound 2.3 miles.

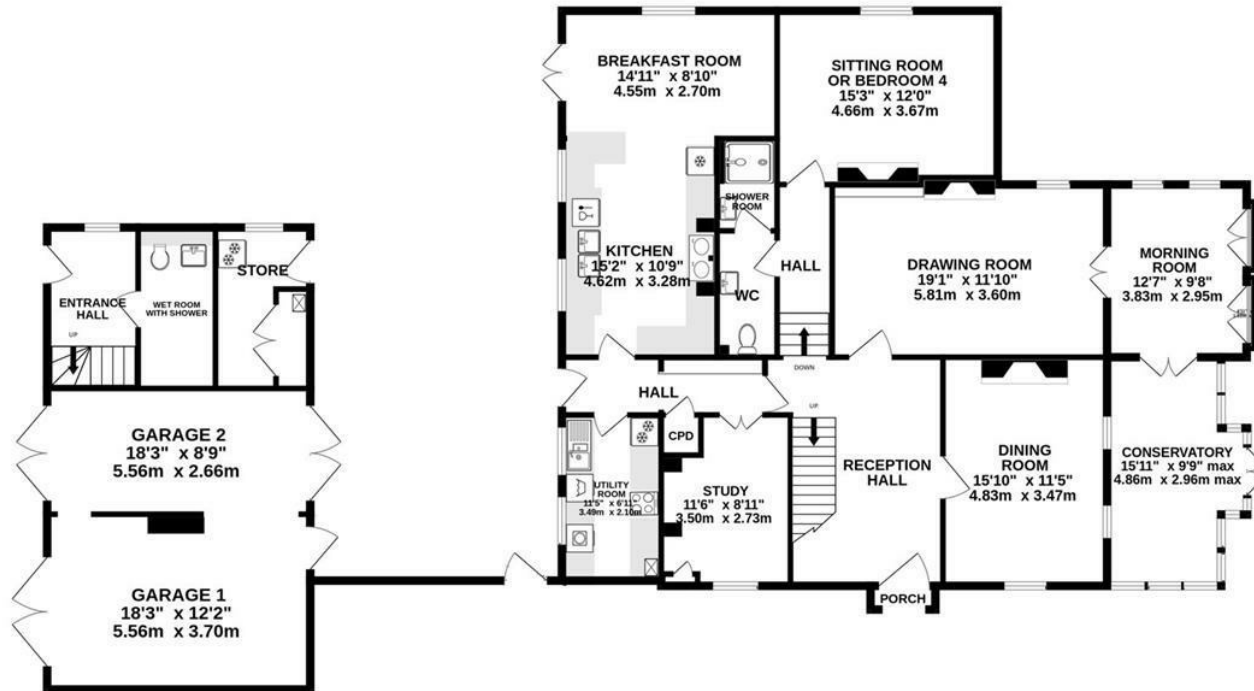
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent schools, shops, green open spaces and other leisure facilities.







GROUND FLOOR
2221 sq.ft. (206.3 sq.m.) approx.



THE FLOOR AREAS INCLUDE THE ACCOMMODATION IN THE COACH HOUSE

TOTAL FLOOR AREA : 3636 sq.ft. (337.8 sq.m.) approx.

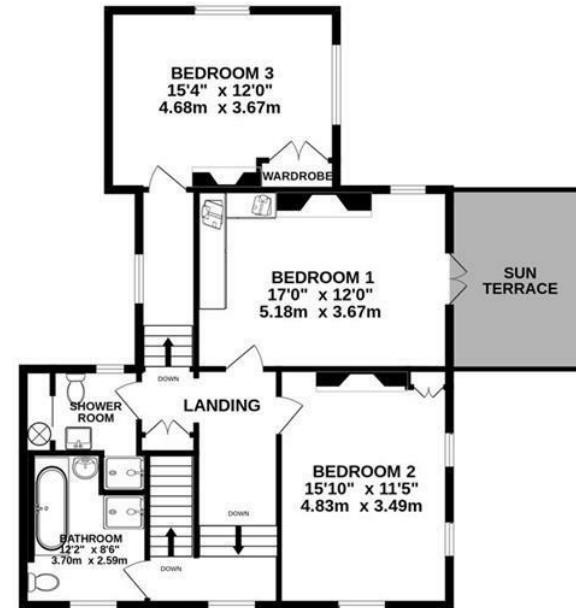
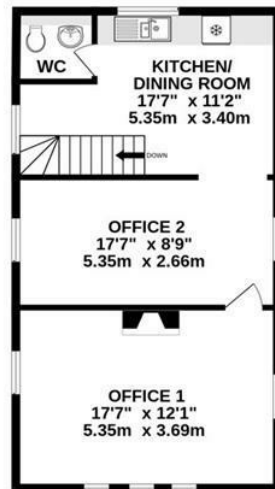
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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Please note that the stated floor area *may* include the garage and other areas outside 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
1416 sq.ft. (131.5 sq.m.) approx.



THE FLOOR AREAS INCLUDE THE ACCOMMODATION IN THE COACH HOUSE

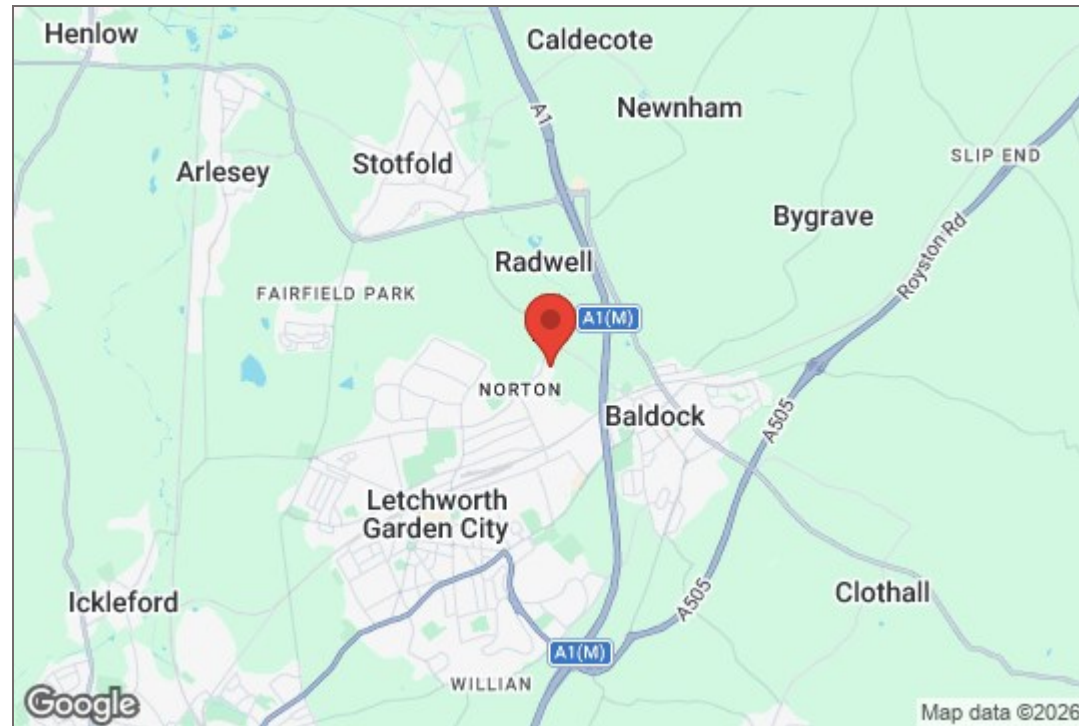
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TENURE

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 with insulated cavity extensions under a pitched slate roof.

SERVICES

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

EPC RATING

House: Band - E

Coach House: Band - C

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

CONSERVATION AREA

The property is located within the Norton 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

LISTED PROPERTY

Grade II

COUNCIL TAX

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

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