



• The Glade The Glade • Letchworth Garden City • Hertfordshire • SG6 3LN
Guide Price £1,800,000

Charter Whyman

TOWN & VILLAGE HOMES





A TRULY OUTSTANDING 'ARTS & CRAFTS' HOUSE LOVINGLY CARED FOR FAMILY HOME MANY ATTRACTIVE ORIGINAL FEATURES

THE PROPERTY

This stunning Grade II listed Garden City home is an exceptional example of the 'Arts & Crafts' style dating from 1906 and designed by the architect, Harrison Townsend, one of the movement's leading exponents. The oak wall panelling, parquet flooring and mullioned windows with leaded lights are very appealing original features and the heavy timbers remain to the principal ceilings, having been painted to keep the rooms light. The accommodation is very generously proportioned and allows for great flexibility in use. There is a spacious central hall with adjoining staircase hall and flanked by the drawing room and the original dining room, currently used as a sitting room. Both reception rooms have fireplaces and the snug nestled in one corner of the drawing room and the garden room similarly place in the sitting room and particularly delightful elements. The original south facing open veranda has been enclosed to form a sun room.

At the rear of the house is a large modern kitchen/breakfast room, laundry, lobby, boiler room and WC. The ground floor is completed by the panelled entrance hall, a cloakroom and a second WC.

The impressive turning staircase leads to the first floor, which provides six double bedrooms, two of which interconnect as well as having independent access from the landing. The master bedroom has an en suite with both shower and bath and a family bathroom serves the other bedrooms. There is an additional separate WC.

The house benefits from gas fired central heating.

The listing entry reads: '1906 by Harrison Townsend. Linear plan with central hall flanked by drawing room and dining room. Two storeys. Irregular fenestration with gabled bays and dormers. Tiled roofs swept down over 3 bay verandah on main south front. Roughcast walls with tile hung first floors and dormer gables. Brick stacks with moulded caps. Casement windows with mullions and leaded lights. Main east entrance and doorway to garden on south side with wide arched entrances turned in thin tiles. Interior with exposed ceiling beams and brick chimneypieces.'



**GENEROUSLY SPACIOUS & VERSATILE ACCOMMODATION
GROUNDS EXTENDING TO OVER 1 ACRE
PREMIER LOCATION & DELIGHTFUL SETTING**

THE OUTSIDE

The house is set in grounds extending to a little over 1 acre, exceptional even by Garden City standards, approached by a gravel driveway, which provides generous off-street parking and leads to the detached triple, and earlier timber, garages. A workshop opens from the rear of the brick-built triple garage. A gate opens to a brick-paved courtyard between the house and the triple garage and workshop and the rest of the gardens open from there.

A crazy paved terrace adjoins the southern aspect of the house and paving surrounds the heated open air swimming pool, which measures approximately 30' by 15' (10.5m x 5.25m). The timber pool house includes a changing room and a sauna. The attached plant room houses the gas fired boiler and the filtration unit for the pool.

The plot measures approximately 438' by 205' (133.5m x 62.5m) overall and the majority gardens are laid to extensive lawns with herbaceous beds and borders, rose bushes and ornamental shrubs and conifers. One of the splendours of the garden is the number of fine mature specimen trees, including ash, beech, maples, lime and blue cedar. Thatched timber summerhouse.

THE LOCATION

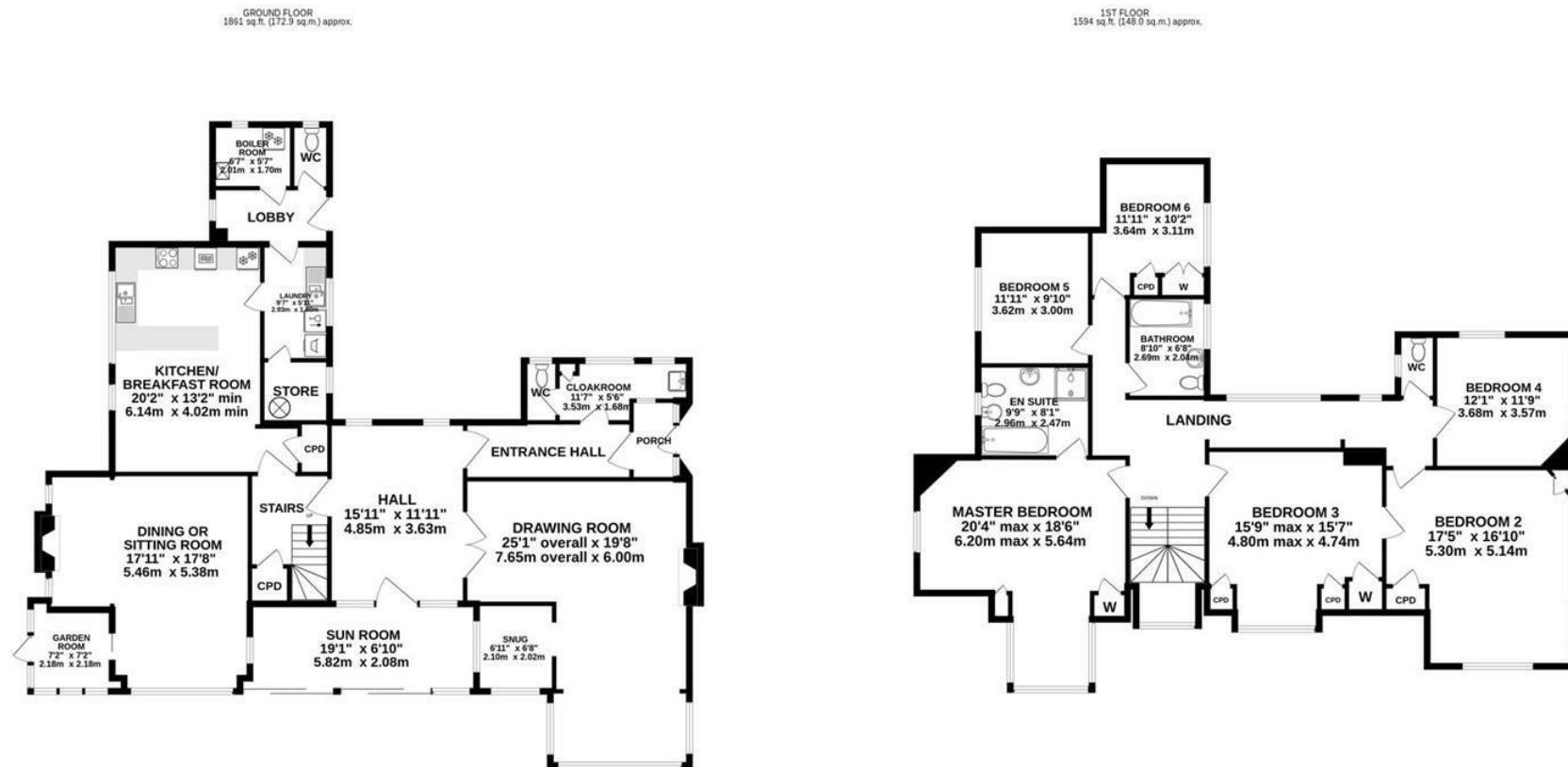
The Glade is the most exclusive residential close in the Garden City with some of the finest homes in the town standing well spaced in exceptionally generous plots. Just three-quarters of a mile to the south of the town centre and only a mile from the mainline railway station, it is an exceptionally desirable location. 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 2 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 Francis' College, St Christopher School, the Highfield School and St Thomas More Primary School all being within half a mile. The Lordship Farm Primary School is three-quarters of a mile away.









THE TOTAL FLOOR AREA DOES NOT INCLUDE THE GARAGES, WORKSHOP OR OUTBUILDING.

TOTAL FLOOR AREA : 3453sq.ft. (320.8 sq.m.) approx.

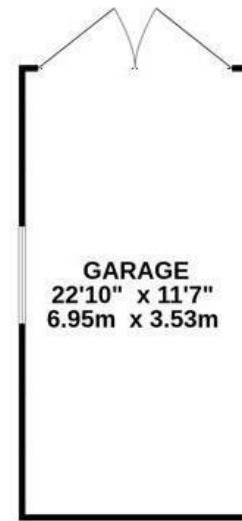
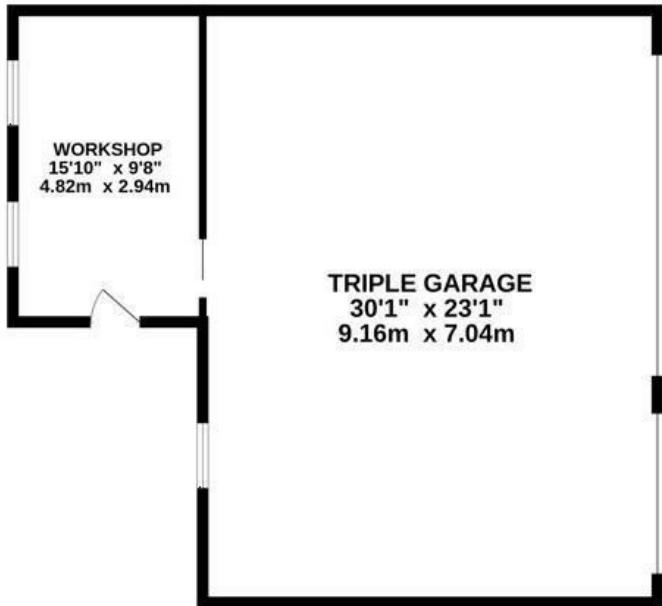
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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Please note that the stated floor area **may** include the garage and other areas outside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

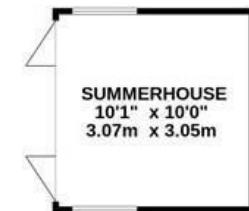
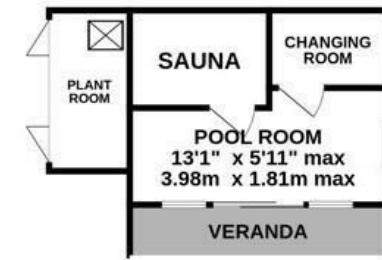
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GARAGES & WORKSHOP
1111 sq.ft. (103.2 sq.m.) approx.



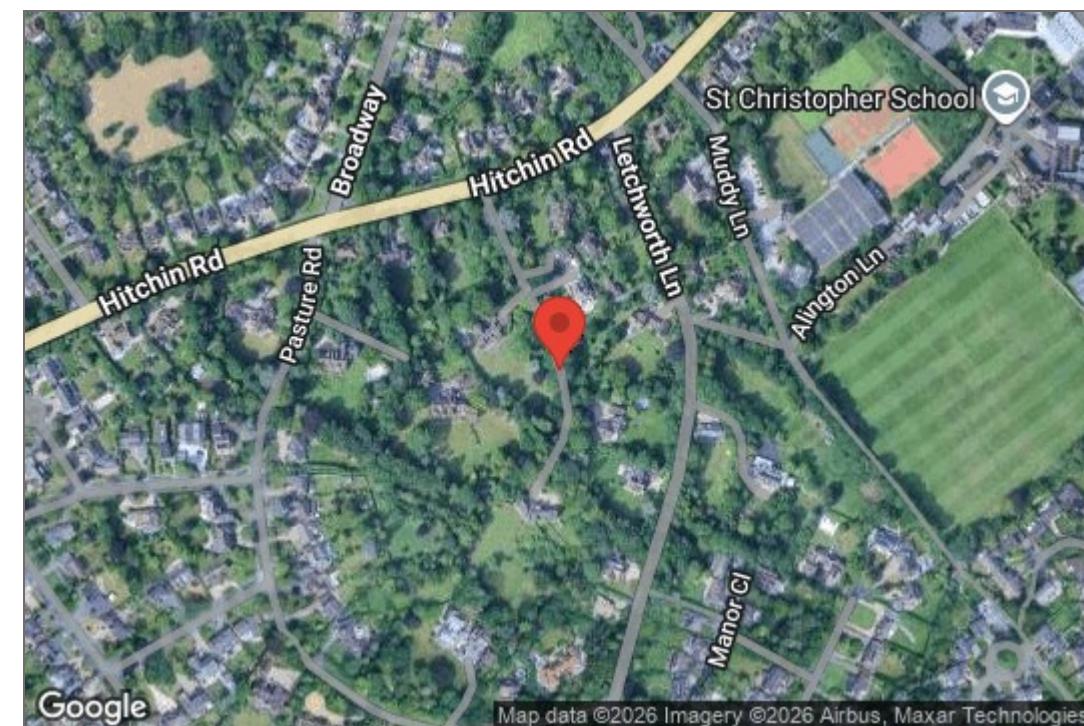
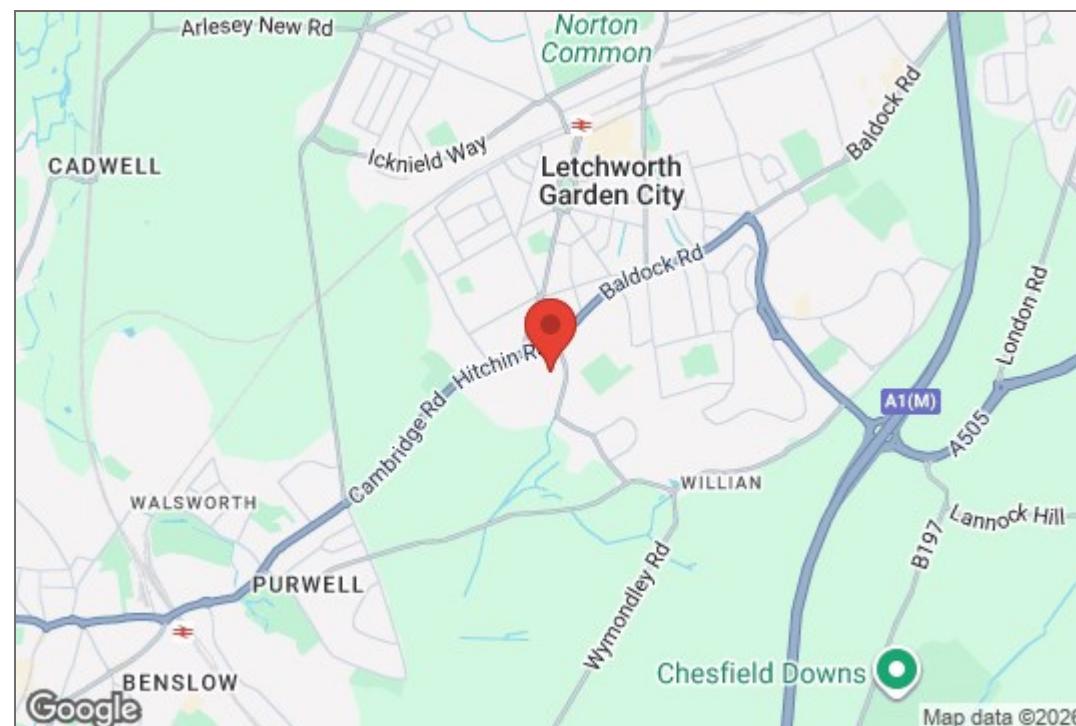
POOL HOUSE & SUMMERHOUSE
263 sq.ft. (24.5 sq.m.) approx.



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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, rendered and tile-hung externally. Pitched tiled roof with dormers.

SERVICES

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

VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.

EPC RATING

Band -

LISTED PROPERTY

Grade II.

BROADBAND SPEED

A choice of providers with claimed download speeds of up to 64 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

Band - H

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

Charter Whyman

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

01462 685808

www.charterwhyman.co.uk