

9 Croft Lane • Letchworth Garden City • Hertfordshire • SG6 1AS

Guide Price £1,325,000

Charter Whyman

TOWN & VILLAGE HOMES


CLASSICAL MUSIC
Woodsworth
BEETHOVEN



EXTENSIVE PLOT OF 0.6 ACRE
OPEN ASPECT TO REAR
FIVE BEDROOMS

THE PROPERTY

A substantial and beautifully characterful family home, occupying an impressive 0.6-acre mature plot on a highly sought-after road. Rich in charm and individuality, the property draws inspiration from the Arts & Crafts movement of the early 20th century, creating a warm and timeless sense of character throughout.

A welcoming reception hall leads to four well-proportioned reception rooms, including a study and a particularly impressive living room with a striking Inglenook fireplace and original bench seating. Oak flooring features in the majority of the principal reception areas, complementing the period character. The contemporary kitchen is perfectly suited to modern family life, with a central island, roof lantern and concealed lighting, opening into a superb hardwood conservatory and creating an exceptional light-filled living space.

Practical accommodation includes a separate utility room and cloakroom, while the first floor provides five bedrooms, including a principal bedroom with en-suite facilities, together with a family bathroom. The generous layout offers considerable flexibility for growing families, home working and entertaining.

Outside, the mature grounds are approached through a five-bar gate onto a private driveway. The rear garden is predominantly lawned and features a paved patio, timber-framed summer house, detached brick-built studio with clay-tiled roof and a separate single garage. A rare opportunity to acquire a distinctive home combining character, space and a wonderful rural setting.

THE LOCATION

The house is pleasantly situated on the sought-after Croft Lane overlooking green belt countryside and farmland. The centre of Norton, one of the three ancient villages absorbed by the Garden City lies just a third of a mile to the east with its primary school, historic parish church and Three Horseshoes pub. The town centre and mainline railway station are located a mile and a quarter to the south-west. Letchworth Garden City is on the London to Cambridge mainline and offers regular services throughout the day. The fastest to London King's Cross take just 29 minutes and Cambridge is 28 minutes away in the other direction. Junction 9 on the A1(M) is only two and a half miles away by car, as is Junction 10.

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, leisure facilities, schools and green open spaces.





















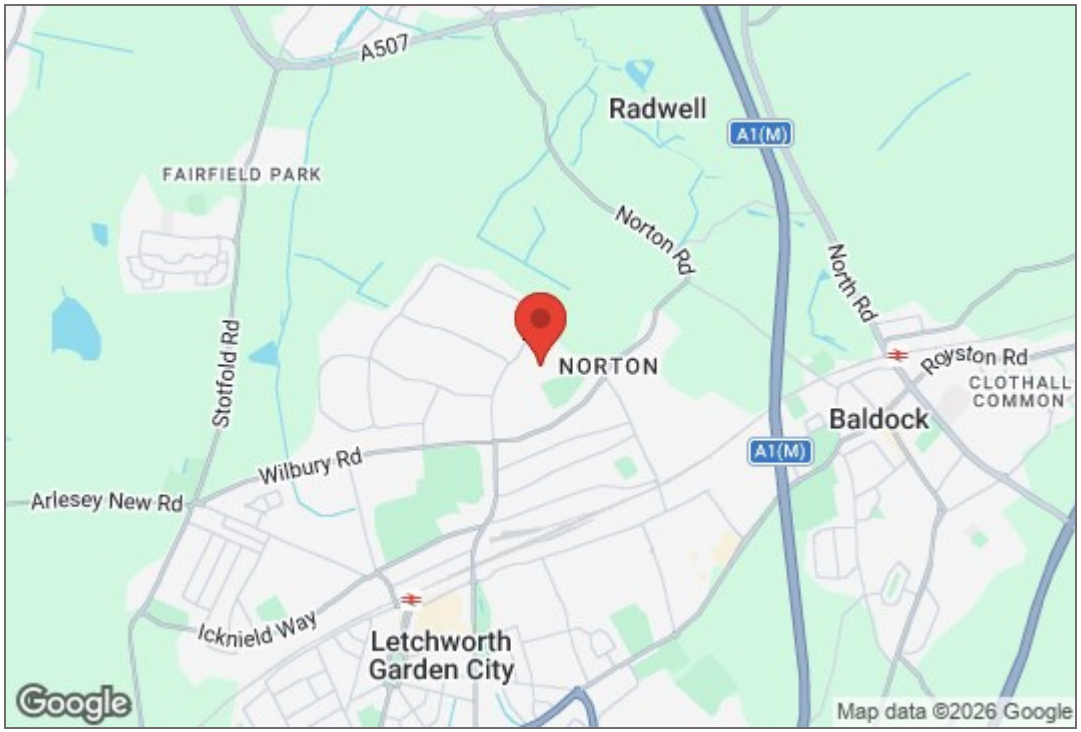
These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Please note that the stated floor area ***may*** include the garage and other areas outside the living space. Whilst we do not doubt the accuracy 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.

Charter Whyman

TOWN & VILLAGE HOMES






A507
Radwell
A1(M)
FAIRFIELD PARK
Norton Rd
North Rd
NORTON
Stotfold Rd
Royston Rd
CLOTHALL COMMON
Baldock
A1(M)
Wilbury Rd
Arlesey New Rd
Icknield Way
Letchworth Garden City
Google
Map data ©2026 Google


Northfields
Maycroft
Eastern Way
Croft Ln
Danescroft
Lindencroft
Norton Playing Fields
Norton Rd
Google
Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies

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.

CONSTRUCTION

Rendered brick under a tiled roof

SERVICES

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

EPC RATING

Band -

BROADBAND SPEED

A choice of provider claiming up to 1,800 Mbps.

MOBILE SIGNAL

Most providers claim up to 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 - G

CONSERVATION AREA

The property is located with in the conservation area

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.

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