

An elegant Arts and Crafts house on the edge of a traditional rural village

Crunnells Green House, Preston, Hitchin, Hertfordshire, SG4 7UF Hitchin 4 miles, Stevenage 7 miles (Kings Cross 24 mins), Harpenden 10 miles, London 34 miles

Features:

Entrance lobby | Reception hall | Drawing room | Dining room | Family room | Kitchen | Breakfast room | Utility room | Cloakroom

Principal bedroom suite with bathroom and dressing room 4 Further bedrooms | Family bathroom

Extensive range of traditional outbuildings including workshop, boiler room, and Coach House

Double garage and Wood store

Old Hen House and store

Mature gardens and grounds

About 1.49 acres in all







The property

Constructed of mellow red brick under a clay tile roof, Crunnells Green House has a handsome, perfectly symmetrical front elevation. Built in the style of Edwin Lutyens in 1919, the house combines light and spacious reception rooms with comfortable bedroom accommodation on the first floor. The generous reception hall provides access to the principal reception rooms, each notable for their high ceilings and large windows, allowing maximum light. The drawing room is particularly elegant, centred on a substantial open fireplace with carved surround whilst the original herringbone wood block floor has been restored here and throughout much of the ground floor.

On the first floor, the principal bedroom suite has been remodelled by the current owners to provide a substantial bedroom with an en suite bathroom and separate dressing room, each enjoying views over the gardens and open countryside.

There is an extensive range of outbuildings including the workshop, boiler room and coach house which could be incorporated into the main house to provide additional living space, subject to planning consent.

Gardens and grounds

Arranged in a series of 'rooms' and studded with a selection of trees including a Handkerchief Tree, Deodar Cedar and ornamental Maples, the gardens at Crunnells Green House are a particular feature of the property. A sheltered, paved terrace lies to the south west overlooking the principal lawns which are flanked by well stocked herbaceous borders, interspersed with colourful shrubberies leading down to the wild flower garden.

Separated by tall evergreen and beech hedges are three further 'garden rooms' including a productive vegetable garden, herb garden and soft fruit cage with a greenhouse and a charming private sitting area with a paved terrace, approached through an arched evergreen hedge and flanked by a brick wall.

Location

Crunnells Green House stands on the edge of the popular village of Preston, surrounded by well managed agricultural land. The village itself has a thriving community with well attended nursery and primary schools, St Martin's Anglican Church and a thriving Cricket Club. The Red Lion Pub overlooks the village green and was the first community owned pub in the country. The nearby market town of Hitchin provides a comprehensive range of amenities with good shopping including a Waitrose and Sainsbury's supermarket together with a good selection of traditional shops, pubs and restaurants.

Communications are excellent with fast and frequent trains running to London Kings Cross from Hitchin (30 minutes) or Stevenage (24 minutes). The M1 (junction 10) is about 9 miles away whilst the A1(M) (junction 6) is about 10 miles distant. Luton Airport is just over 6 miles away

The region offers an excellent choice of both state and private schools including Hitchin Girls and Boys secondary schools which are rated outstanding by Ofsted together with Kingshott School and St Christopher School and St Francis College at Letchworth Garden City.





















General Information Method of Sale:

The property is offered as a whole by private treaty with vacant possession on completion.

Wayleaves and Rights of Way:

Wayleaves and Rights of Way:

The property is being sold subject to and with the benefits of all rights, including; rights of way whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easement and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes, whether referred to in these particulars or not. particulars or not.

Services:

Mains water, electricity, gas and drainage are connected to the property. Gas fired central heating. Fast Broadband connection (35-40 mb/s).

Local Authority:

North Hertfordshire Council Tel: 01462 474000

Planning:

The property is not listed.

Council Tax:

Band H £4,530.94 payable 2024/5

EPC:

Band D

Guide Price £2,850,000

Postcode: SG4 7UF



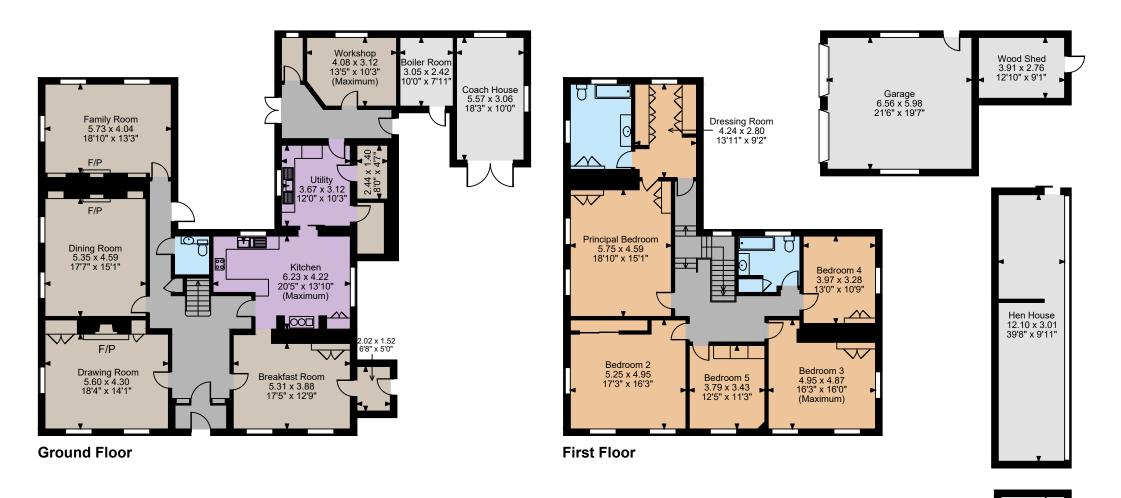






Floorplans for Crunnells Green House, Preston, Hitchin Main House internal area 3,982 sq ft (370 sq m) Garage & Coach House internal area 605 sq ft (56 sq m) Outbuildings internal area 714 sq ft (66 sq m) Total internal area 5,301 sq ft (493 sq m)







Shed 4.03 x 2.89 13'3" x 9'6"

The position & size of doors, windows, appliances and other features are approximate only. © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8622508/TML

Strutt & Parker Country Department 43 Cadogan Street, London SW3 2PR

> 020 7629 7282 london@struttandparker.com struttandparker.com

Strutt & Parker Harpenden
49 High Street, Harpenden, Hertfordshire AL5 2SJ

01582 764343 harpenden@struttandparker.com struttandparker.com

Over 50 offices across England and Scotland, including Prime Central London

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken November 2024. Particulars prepared November 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



Crunnells Green House



Total Area (0.60 ha / 1.49 ac)

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

Based on Ordnance Survey 1:2,500 mapping with the permission of the Controller of HMSO © Crown Copyright Licence No ES 100018525

Not to Scale. Drawing No. Y23727-01 | Date 06.11.24



