Bryan Bishop
and partners

Watton Road

Knebworth

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Summary:

Bryan Bishop and Partners are delighted to bring to the market this immaculately presented three double bedroom, two bathroom family home located close to the high street of the highly sought after village of Knebworth. Offering plenty of off street parking and an integral garage/workshop as well as a large rear garden backing onto the village sports fields, this house looks from the outside like a traditional, albeit particularly pristine, family home, but it is the beneficiary of a bespoke development programme that has transformed the interior into a creatively and skilfully designed living space that exudes quality in every aspect, creating a practical, flexible and spacious house that is perfectly aligned with the needs of a modern family. Engineered wooden floors run through the upper and lower hallways and into the expansive living room, whilst underfloor heating provides efficient temperature control throughout the house whilst keeping the decor minimalist and contemporary, with some delightful features such as subtly concealed storage cupboards integrated into one wall of the living room.

Accommodation:

The watchwords for this house are understated elegance and style and that theme is strongly present through every element of the unique design, beginning with the smart front door that is set within a neat protective porch area and inset with two opaque glass panels, matched by a further glass panel to the side. Once inside you are greeted by a welcoming entrance hall with a solid wooden floor that leads to the solid wood staircase directly ahead and an attractive diagonally positioned door through into the living room.

The living room is generously sized by any measure at twenty-four feet long, but appears even larger thanks to the light flooding in through the beautifully constructed bay window to the front and the full width connection into the kitchen/dining room at the rear. It is an elegant room with more than ample space for multiple sofas and chairs of any size you may want, still leaving free space for other furniture, along with some really impressive features that have been cleverly integrated into the space. Along one wall is a bespoke craftsman built low level unit that incorporates useful storage cupboards and a polished wooden top that perfectly matches with the floor, above which are two top quality built-in shelving units. On the other wall, although perfectly concealed when not in use, is a long run of built-in cupboards with handle-free doors, with a large walk-in cupboard at one end that extends back and under the staircase. It is a wonderful piece of inspired design implemented with an unprecedented level of cabinet maker's expertise.

Two steps take you down from the living room into the kitchen/dining/family room that occupies the full width of the rear of the house. This is another capacious room that stretches to nearly twenty-eight feet in width, but again it carries its size incredibly well thanks to nicely balanced proportions and the enormous amount of natural light that flows in unfettered through the windows at the rear and the bay window at the front of the living room. Two separate sets of glazed double doors lead out onto the rear patio, making a lovely easy connection between the inside and outside, and there are additional full height windows set into the rear and side walls. The decor remains cool and elegant with the muted grey and white tones carrying through from the living room and matching perfectly with the white cabinets and light grey tiled floor. One wall of the room is fully fitted with an array of wall and floor mounted kitchen cabinets, as well as a glass fronted full height display unit, ensuring plenty of storage space and food preparation worktop area. Both of these are boosted by a neat island which doubles up as a useful breakfast bar whilst also providing a clever visual delineation between the different parts of the room. Within the cabinets is a good range of integrated appliances along with designated under worktop space in the island for some additional free standing items. The remaining floor area, which is still significant, is left open for you to configure and furnish in any way that best suits your family's needs. There is more than enough space for a generous dining table and chairs along with extensive casual seating, meaning this room will undoubtedly become the hub and beating heart of this exceptional family home, making the very best use of its perfect position within the house and its seamless access out into the garden.

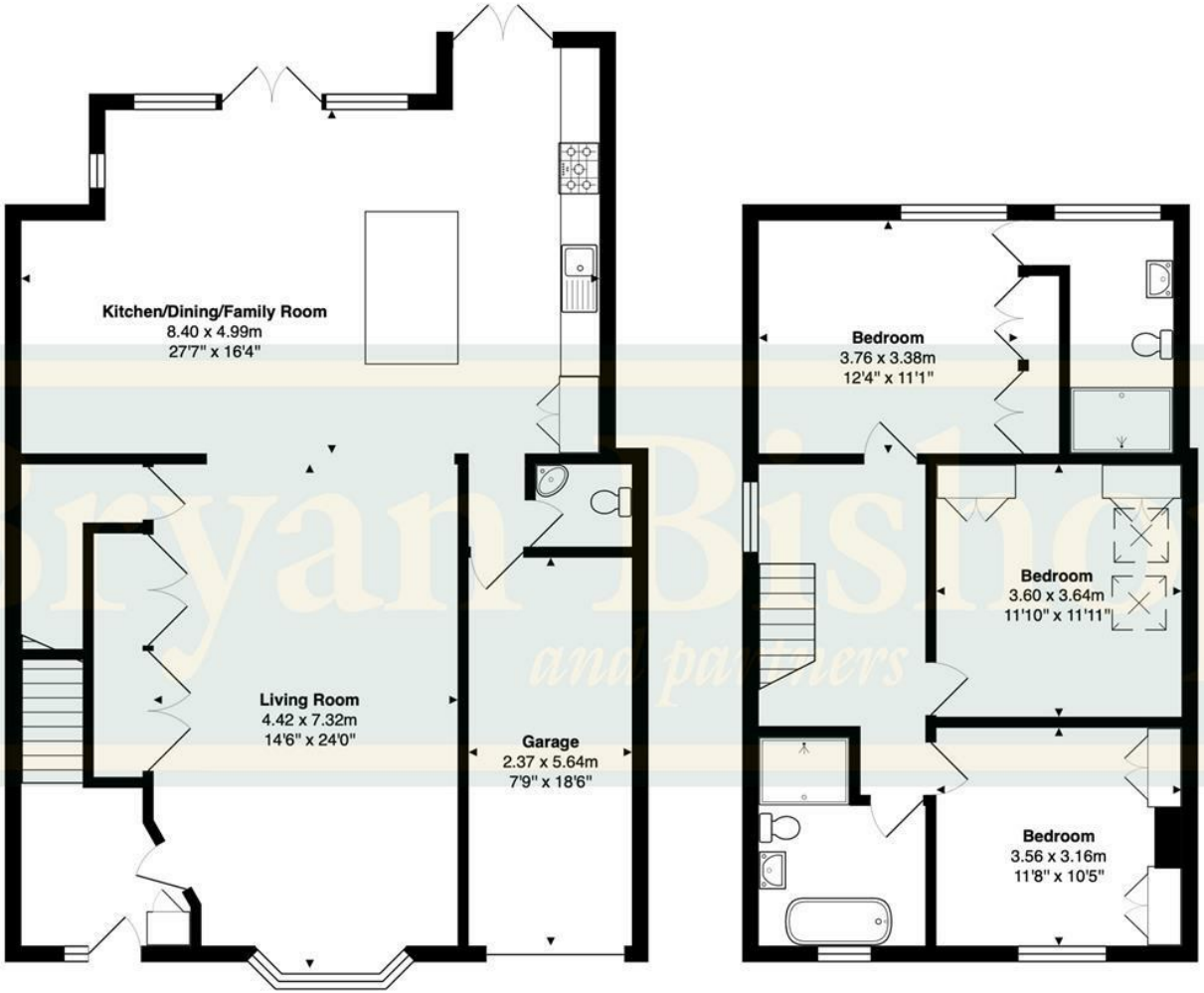
From the corner of the kitchen area there is a door into a separate well placed guest cloakroom along with a useful direct entry into the rear of the garage/workshop.

Upstairs is a large hallway, complete with a wooden floor and a neat side window, and uplifted by an appealing modern interpretation of a banister neatly galleried over the stairwell, that leads to each of the three bedrooms and the family bathroom. The bathroom benefits from a separate bath and walk-in shower. All three of the bedrooms are generous doubles in size and all three of them boast bespoke fitted wardrobes, with the principal bedroom also benefitting from a large en suite shower room.

Exterior:

This is a really pretty house with a neat low level brick wall along the front boundary backed by a variegated leaf hedge and a large open entrance onto an expansive block paved driveway that extends up to the integral garage and across the front of the house, offering ample off-street parking. A useful side pathway extends along the side of the house allowing useful direct access from the front into the rear garden which is secure and enclosed and so ideal for pets and children. Just like the rest of the property, the rear garden is thoughtfully and creatively designed and immaculately presented, with a paved patio stretching the full width of the garden that perfectly links the two sets of double doors out from the kitchen/dining/family room. The patio is easily spacious enough for multiple sets of outdoor casual seating and dining furniture, joining with the lovely open aspects to make this a fabulous situation for relaxing together as a family and for entertaining friends. From the patio paved steps climb up through landscaped terraces of abundantly planted flower beds before opening onto a carefully maintained lawn that stretches back between protective high hedges on either side before reaching a further patio area at the far boundary, complete with colour coordinated painted storage and potting shed.

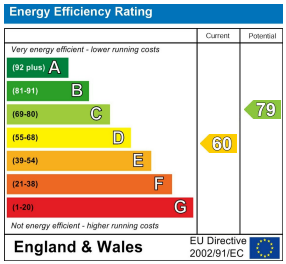
Location:
Knebworth is a highly desirable village in Hertfordshire, known for its charming community feel, excellent transport links, and rich historical significance. Situated just off the A1(M), it offers easy access to London, Stevenage, and surrounding towns, making it a popular choice for commuters and families alike. The village boasts a range of local amenities, including independent shops, cafés, pubs, and essential services. Knebworth Primary School is well-regarded, and the area is within reach of excellent secondary schools. The nearby Knebworth railway station provides direct services to London King’s Cross in under 40 minutes, further enhancing its appeal. Knebworth is perhaps best known for the iconic Knebworth House, a stately home with beautiful gardens and a rich history of hosting legendary concerts. The surrounding countryside offers scenic walking and cycling routes, ideal for outdoor enthusiasts and Knebworth Golf Club is moments away.



Ground Floor
Area: 105.9 m² ... 1140 ft²

First Floor
Area: 64.3 m² ... 692 ft²

Total Area: 170.1 m² ... 1831 ft²



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