



**Bryan Bishop**  
*and partners*

**Oakfields Road**  
**Knebworth**



# Oakfields Road

## Knebworth

### Summary:

Bryan Bishop and Partners are delighted to bring to the market this substantial four bedroom, three bathroom family home in the lovely village of Knebworth. This is a spacious, well specified property enjoying generously sized and beautifully presented gardens to the front and rear, with a superb location that absolutely enjoys the best of both worlds, being set along a quiet residential cul-de-sac surrounded by other large properties with similarly large gardens, backing onto open countryside with secure gated access that leads the well maintained Knebworth Recreation Ground, yet within an easy walk of the vibrant village centre and mainline train station.

This is already a lovely, comfortable family home, but comes with the added appeal of existing planning permission in place for substantial multi-aspect expansion to both floors along with a complete reconfiguration of the interior layout. Please contact our sales team to see the full planning details.

### Accommodation:

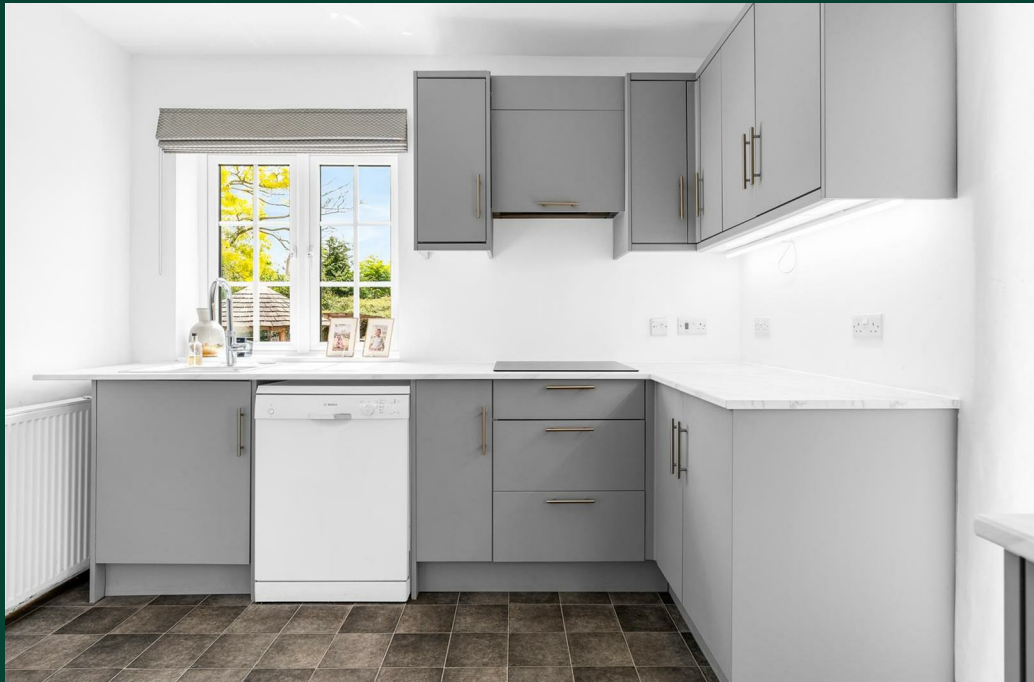
The house has a wonderful kerb appeal, with its traditional red brick construction emphasising the feeling of permanence and longevity that permeates throughout. The solid wood panelled front door welcomes you into a useful entrance lobby lit by a window to the side, which then opens through an internal door into the main hallway, which runs across the bottom of the stairs to access the dining room on one side and the living room on the other. There is a great flow to this house, with a comfortable and welcoming layout that offers a well balanced blend of privacy within each room, but also allows easy movement throughout the ground floor, with the rooms linking effortlessly together as they encircle the central staircase.

The large dining room is a fabulous space for coming together as a family and for entertaining guests. It enjoys abundant natural daylight through the front and side facing windows and is really well proportioned, comfortably accepting a generous dining suite along with other occasional furniture. A beautiful wooden parquet floor, set in an attractive chequerboard pattern, brings warmth and character to this elegant room with a substantial fireplace adding a touch of drama. The room is well connected from the entrance hall and through into the kitchen.

Occupying the other side of the double frontage is the equally spacious living room. Again this room is blessed with windows to two separate aspects, allowing the natural light to flood in and fill the space, and enjoys a decorative picture rail and a wonderful open fireplace set within a full height inglenook. Comfortably large enough for multiple sofas and chairs, the living room also allows a free flow around and through it, with the door in from the entrance hall and direct access into the playroom at the rear.

The playroom is a fabulous room, linking through open plan from the living room and into the kitchen, but also benefiting from a full wall of glass overlooking the rear garden, inset with glazed double doors at the centre opening onto the patio. Built into the corner is a splendid shower room, offering a really useful ground floor facility close to the garden as well as a conveniently located guest cloakroom. Clearly this house presents a massive development opportunity supported by existing planning permission, but it is already a wonderful family home just as it is now, and the playroom offers another route to reconfigure the existing space in a lower cost but effective manner, by opening up the rear of the house, resizing the utility/laundry room and expanding the kitchen into a nearly full width kitchen/breakfast room with a breakfast bar, maybe infinity doors, etc. This house is a flexible and adaptable home in a delightful setting, with myriad options to explore, not just the existing one.







The adjacent kitchen is fully fitted with a comprehensive array of wall and floor mounted cupboards providing substantial storage space as well as plenty of worktop area for food preparation and serving. Within the cupboards there is a full range of integrated appliances catering for all your family's needs, along with designated open floor space for other free standing items. At the far end of the kitchen is a large pantry opposite a separate utility sink area, beyond which there is a substantial separate utility/laundry room, with useful separate doors out into the rear garden and front garden.

Upstairs the central hallway leads to each of the four double bedrooms and the family bathroom, which has a bath with shower attachment fitted above it. The two larger bedrooms to the front both benefit from windows to two aspects as well as both having en suite shower rooms. The larger of the rear bedrooms has a substantial walk in wardrobe.

#### Exterior:

The frontage is simply delightful, with the double fronted house set well back from the quiet semi rural cul-de-sac on which it sits. Mature, well maintained hedges offer subtle, natural boundaries to the front garden, edging the driveway that sweeps up past the generous lawn that then splits to turn across the front of the house before continuing alongside the house and opening into a substantial parking area in front of the double garage/workshop. There is secure gated access directly into the rear garden between the house and the garage. The rear garden is just stunning, a delightful mix of lawn, a variety of fruit trees, shrubs and small specimen trees grace the creatively designed and carefully landscaped space. A large multi-level patio runs the full width of the rear of the house, linking the access points in the playroom and utility room, as well as giving access to the convenient door set into the rear of the garage. The remainder of the garden stretches away to the tree lined boundary as immaculately cared for lawn and flower beds, carefully curated to please the eye as you survey the grounds. Additional patio areas host a lovely open pergola. This is a wonderful, relaxing place to spend quality time with your family as well as a perfect venue for entertaining guests, with a wonderful open feel, backing onto open countryside beyond. The garden is secure and enclosed and so ideal for pets and children.

#### Location:

The historic location of Knebworth provides perfect semi-rural living. Very close to the stunning Knebworth Park with its stately home, gardens and deer park, this is an ideal location for those who appreciate living within glorious countryside, yet enjoy having the convenience of village amenities. Knebworth has been famously associated with numerous major open-air concerts, festivals and fairs, held in the grounds of Knebworth House. The village has a thriving high street with a chemist, post office, doctors' surgery, two dentists, Co-op general store, wine merchant, restaurants and cafés, as well as a highly-regarded junior/mixed infant school. The mainline railway station at Knebworth allows access to London Kings Cross in around 25-35 minutes, whilst Stevenage and Hertford are easily reachable by car, with the A1(m) just a few miles away. There is a Golf club & a great recreation ground with children's play area, zip wire, bowls club and tennis courts.










Total Area: 188.6 m<sup>2</sup> ... 2030 ft<sup>2</sup>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>78</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 







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