



**Bryan Bishop**  
*and partners*

**Deards End Lane**  
**Knebworth**



# Deards End Lane

## Knebworth

### Summary:

Bryan Bishop and Partners are delighted to bring to the market this exceptional six bedroom, three bathroom detached country house that enjoys a prime rural location on the outskirts of the highly desirable village of Knebworth. This is an outstanding family home set in wonderfully landscaped grounds of approximately one acre, benefiting from spacious, beautifully appointed accommodation presented in immaculate condition with the very highest level of fit and finish throughout. Undoubtedly an extremely attractive house, with a wealth of interesting architectural features to catch the eye, beginning with the Dutch barn style roof line that is cleverly carried through to the two front facing gable ends. Premium quality leaded light windows enrich the visual appeal, which is further enhanced by the wonderful curved leaded roof over the entrance with the large leaded light windows and traditional solid wood door beneath.

### Accommodation:

Inside one is greeted by a carefully orchestrated amalgam of traditional and modern, taking the very best from each. The front door opens into a useful reception area which leads on into the main entrance hall. Windows either side of the front door keep the area light and bright, with a nice square shape making the space really usable and ideal for offering your visitors a warm welcome into your home. From the entrance hall doors lead off into the kitchen/dining/family room, the rear facing sitting room, the substantial games room and a well placed guest cloakroom, whilst the unusual, ornately carved spindles and newel posts draw the eye up the elegant staircase as it curves away and up to the galleried first floor hallway above. One of the many strengths of this house is the multiple access points out into the superb gardens, really maximising the easy flow between inside and outside. Every room at the rear of the house opens directly onto the rear patio, a real boon during day to day life, but particularly when entertaining guests

The games room takes up one wing of the house and is a simply fabulous facility to have. Windows adorn no less than five separate aspects, filling the room with light whatever the time of day, with the rear windows flanking a pair of French doors that open directly out onto the rear patio. There is ample space in the main part of the room for the games equipment of your choice, along with a really cool bar built into an ideally configured recess that is fully surrounded by windows overlooking the extensive grounds. This is a perfectly placed and proportioned space in which to spend time with family and friends.

Adjacent to the games room is the sitting room, another room benefiting from a fully glazed door opening out into the rear gardens. Of a nicely balanced shape and size, the room is a cosy separate space for relaxing, maybe watching some TV, yet is comfortably large enough for multiple sofas and chairs, with a beautifully and intricately crafted feature fireplace at its centre.







The kitchen/dining/family room is just superb. A capacious open plan area that stretches fully from the front to the rear of the house. Two large front facing windows work in harmony with two sets of four panel bi-fold glass doors at the rear that absolutely fill the whole room with both natural daylight and the glorious garden views that surround the house. It is a delightful room in which to spend time together and is sure to become the hub and beating heart of this fabulous home. A substantial island helps to delineate the working kitchen area, both physically and visually, whilst also offering plenty of food preparation space, an inset hob with extractor above and other integrated appliances including a large wine cooler as well as a neat breakfast bar. Behind the island is a full wall of high and low level fitted cupboards, ensuring more than ample storage space and containing further integrated premium quality appliances. The remainder of the room is wide open, unencumbered floor space for you to configure and furnish in any way that best suits your family's needs. It has a substantial footprint giving you the freedom to easily include a number of sofas and chairs as well as a generous dining suite, plus other occasional furniture should you desire it. Flexible, adaptable, spacious and fully connected to the beautiful grounds outside, this is a very special room indeed!

Working closely alongside the kitchen/dining/family room is the adjoining utility/laundry room. Another generous room with plenty of light flowing in, and with separate external doors to the rear and through a small lobby to the side of the house, this room helps keep the kitchen clean and uncluttered and is perfect for dealing with muddy boots and muddy pets after long walks in the fabulous unspoiled countryside that surrounds you. Another clever and valuable feature is a separate cloakroom set within the corner of the room, easily accessed from the garden for both family and visitors.

Upstairs is a galleried hallway running through the house, abundantly lit by a window to the front, which opens onto the six double bedrooms and three bathrooms, with intelligent design enabling the best bathroom access for all. Two of the bedrooms share an en-suite bathroom between them which boasts twin sinks along with a separate bath and shower. There is a family bathroom also with a separate bath and shower, whilst the principal bedroom enjoys a wall of fitted wardrobes and a very large en-suite shower room. Five of the six bedrooms enjoy far reaching views out across the extensive rear gardens, with one of them having an enchanting pair of full height stained glass French doors, with matching windows either slide, opening onto a glass Juliet balcony.

#### Exterior:

The house is set well back from the country lane on which it sits, with a few other large detached houses and open countryside as its only neighbours, offering a tranquil and secluded rural setting. The long carriage driveway approaches the house before sweeping around a large island with a lawn and flower beds at its centre, continuing towards the multi-car garage before looping back to exit the gated entrance to the roadway beyond. The grounds wrap completely around the house, with a deep paved patio stretching fully across the rear, ideal for casual seating and al fresco dining furniture. The rear gardens are elegantly and subtly landscaped with a raised lawn of substantial proportions running back from the large rear patio before stepping up through a deep flower border to a further lawn with a delightful pond at its centre. The whole garden, which is south west facing, is maintained to an extremely high standard, but is designed and planted in a wonderful parkland style that effortlessly offers an authentic natural environment, with a skilfully curated variety of planting that celebrates every different size, form and colour of shrubs and bushes interspersed with a selection of stunning specimen trees.

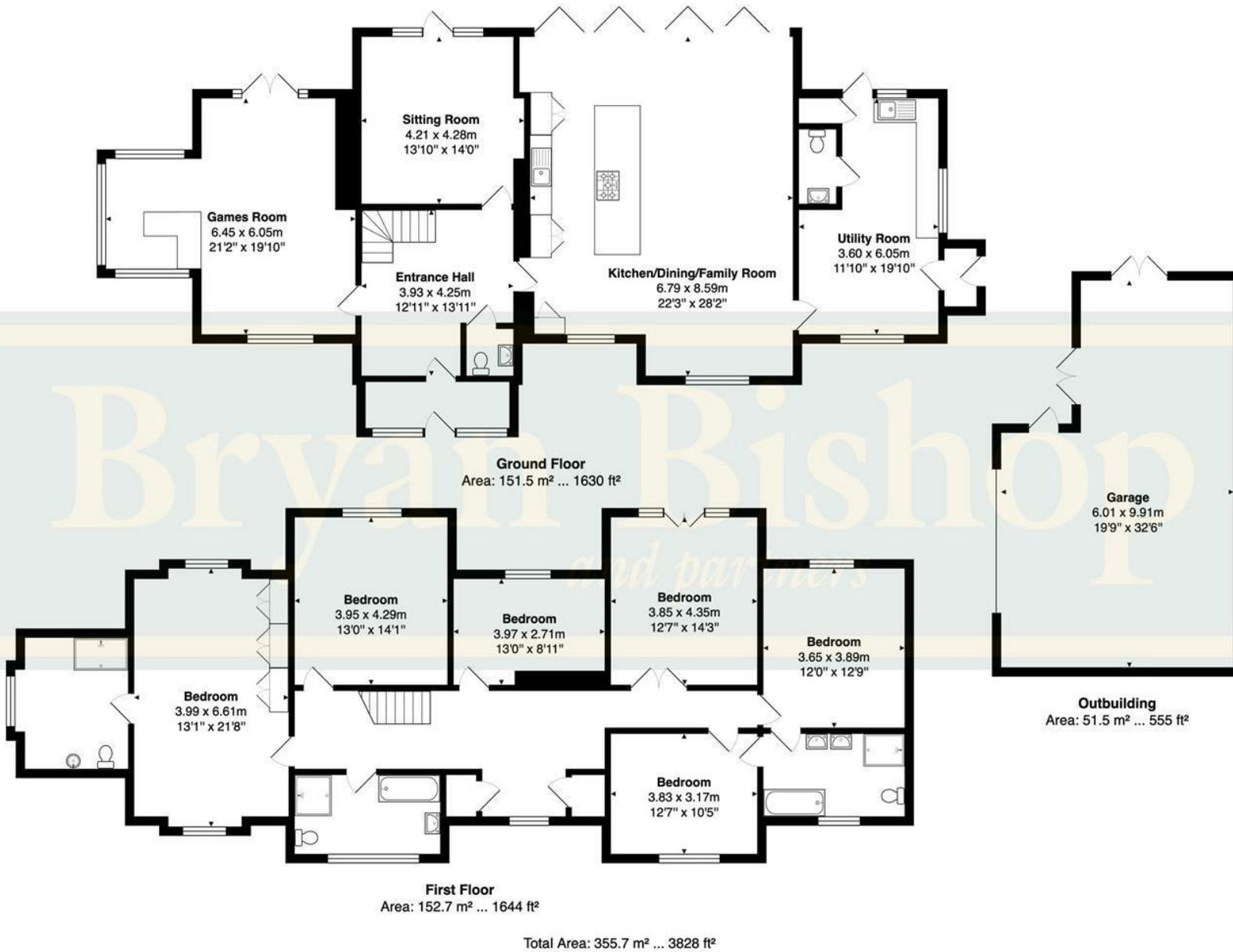
#### Location:

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.





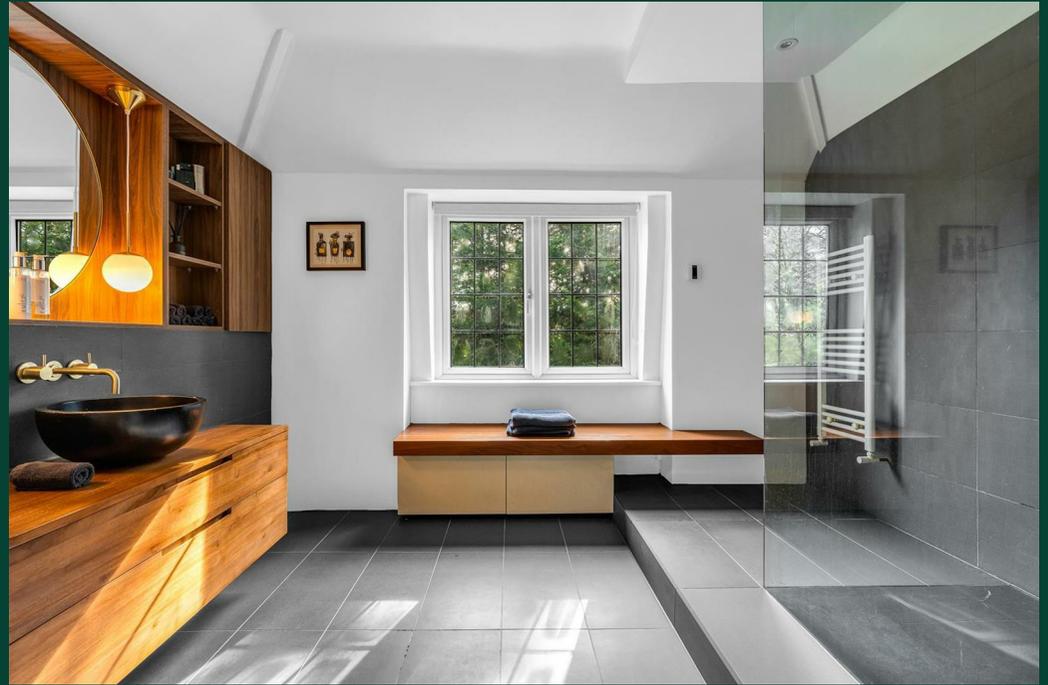




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		







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