



# The Den

11, Croft Lane, Letchworth Garden City,  
Hertfordshire, SG6 1AS

£1,325,000

country  
properties



Designed by Barry Parker & Raymond Unwin two of the original Garden City architects. Built in 1904 as the studio of the renowned landscape artist Mr C J Fox

Located on the edge of the World's First Garden City down a leafy lane within easy walking distance of open countryside. The property is Grade II Listed and has been sympathetically extended and modernised by the present owners retaining an immense amount of character and charm. The property is set on a generous plot of almost an acre, secluded with mature trees and countryside views

- The property is Grade II Listed and has been sympathetically extended and modernised by the present owners retaining an immense amount of character and charm.
- Offered with vacant possession and no upper chain.
- Internal viewing comes highly recommended.
- The property is set on a generous plot of almost an acre, secluded with mature trees and countryside views.
- Freehold



## Ground Floor

### Entrance Porch

With Garden City style bench facing the secluded front garden.

### Entrance Hall

Dogleg staircase to the first floor. Wooden floor. Beamed ceiling. Radiator. Doors to the lounge and the kitchen.

### Sitting Room

29' 3" x 21' 9" (8.92m x 6.63m)

This room was the original artist studio with a double height beamed ceiling. Two nine light transom windows overlooking the rear gardens. Deep inglenook style fireplace with open fire and original settle seating either side. Radiators. This room is overlooked by a full length minstrels gallery. A pair of sliding doors open through to the garden room.

### Garden Room

11' 8" x 8' 6" (3.56m x 2.59m)

A triple aspect light and airy room with views overlooking the gardens. Part glazed double doors lead onto the West patio and gardens.

### Kitchen/Breakfast Room

22' 0" x 17' 8" (6.71m x 5.38m)

A large farmhouse style kitchen with a range of fitted base units with solid wood block work surfaces. White sink unit with mixer taps. Aga and fitted Baumatic double gas hob burner. Ceramic tiled floor. Window to side aspect overlooking newly planted apple orchard. Casement doors leading to the breakfast patio. Doors to the rear lobby and utility room.

### Utility

Wall mounted gas central heating boiler serving hot water and central heating. Plumbing for washing machine and space for dryer.

### Boot Room

9' 6" x 9' 0" (2.90m x 2.74m)

Glazed casement doors from the kitchen. Ceramic tiled floor. Part glazed door out to the rear garden. Radiator. Doors to bathroom and family room.





## Family Room/Bedroom Four

17' 5" x 16' 0" (5.31m x 4.88m)

Extended by the present owners providing very adaptable accommodation. This room could easily be used as a ground floor bedroom. The room has a high vaulted ceiling with exposed beams. Open fireplace with exposed brick surround. Radiator. Polished wooden floor. Walk in cupboard. Corner window overlooking the rear garden, second window to side and a pair of glazed doors leading to the garden.

## Bathroom

Four piece suite comprising low level wc, roll top bath, large wash hand basin and large walk in shower with glass screen. Heated towel rail and radiator. Extractor fan. Window to side.

## First Floor

### Landing/Minstrels Gallery

A real feature of the property is the minstrels gallery overlooking the lounge.

### Bedroom One

17' 4" x 9' 8" (5.28m x 2.95m)

Dual aspect room with windows to side and front. Cast iron fireplace. Wooden floor. Radiator. Door to the en-suite bathroom.

### En Suite Bathroom

Traditional white suite comprising rolled top bath, wc, large wash hand basin and double shower cubicle. Ceramic tiling. Window to rear aspect. This bathroom can also be accessed by bedroom three.





### Bedroom Two

11' 7" x 9' 1" (3.53m x 2.77m)

Leaded windows to front and side aspects.  
Radiator. Wooden floor.

### Bedroom Three

13' 2" x 6' 9" (4.01m x 2.06m)

Window with views over the rear garden.  
Radiator Wooden floor. Cast iron fireplace.  
Door to the en-suite bathroom.

### Outside

#### Front Garden

Gravel driveway leading from Croft Lane providing ample off road parking for a number of vehicles. The remainder is laid to lawn with a mature Willow tree and shrub borders. There is also a wildlife pond. The lawned area leads straight to the rear garden. Kitchen garden with vegetable patch. Hen coup.

#### Rear Garden

The rear garden is again mainly laid to lawn with shrub borders. There are also numerous fruit trees including apple and pear. The rear garden is full of wildlife with a variety of birds, black and grey squirrels, muntjack deer and the occasional fox. Situated right on the edge of the garden city the gardens really have a countryside feel.

### Studio

20' 0" x 18' 11" (6.10m x 5.77m)

What was originally an old timber double garage has been converted into a separate self contained studio. The adaptable accommodation could be used as guest accommodation, an office or even just a place to escape. Fitted kitchen area with stainless steel sink. There is also a separate wc and shower room. Electric heaters to be fitted.









Approximate Gross Internal Area  
Ground Floor = 148.5 sq m / 1,598 sq ft  
First Floor = 74.0 sq m / 796 sq ft  
Studio = 35.1 sq m / 378 sq ft  
Total = 257.6 sq m / 2,772 sq ft  
(Including Mezzanine / Excluding Void)



Illustration for identification purposes only,  
measurements are approximate, not to scale.  
© CJ Property Marketing Produced for Country Properties

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



Viewing by appointment only

Country Properties | 7, Howard Park Corner | SG6 1PQ

T: 01462 481100 | E: [simon.ellmers@country-properties.co.uk](mailto:simon.ellmers@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

country  
properties