



Old Rectory

Kelshall, Hertfordshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A fine Grade II Listed country residence set in beautiful grounds

The Old Rectory offers substantial proportions and a wealth of period character with light-filled, airy rooms and a versatile interior layout. Lofty sash windows afford glorious views over the garden and to the Hertfordshire landscape beyond, with the property occupying an idyllic secluded setting yet within easy reach of amenities.



5 RECEPTION ROOMS



6 BEDROOMS



3 BATHROOMS



GARAGE



2.4 ACRES



FREEHOLD



VILLAGE



6,896 SQ FT



**GUIDE PRICE
£2,250,000**



The property

Possessing a notable heritage, The Old Rectory was constructed in 1691 for Mr T Wren, thought to be related to Sir Christopher Wren, and remodelled in the 18th Century by Sir John Soane, the architect responsible for the design of the original Bank of England. This refined country house offers generously proportioned accommodation over three floors, redolent of a property of this era, which is accessed via a central entrance portal featuring columns into an impressive reception hall and a staircase to the first floor. To either side of the hallway are two spacious reception rooms both facing south-west, currently presenting as a sitting room and a drawing room/library. Both rooms are bright and spacious and feature marble fireplaces. The formal dining room has three quarter length windows to the rear aspect and opens into a bright conservatory with French doors, offering a seamless transition to the garden.

Returning to the entrance hall, to the left is a useful study with corner fireplace and a secreted cloakroom where a door opens to the stairway which descends

to the wine cellar. Beyond is a kitchen with timber cabinetry with an integrated oven, hob and a dishwasher, and is centred around a red Aga stove in an inglenook, with rustic brick-weave flooring and space for informal dining. Ancillary support is provided by a large adjoining utility room, whilst a boot room and useful storage rooms are linked. A secondary staircase from the utility room leads to the first floor.

The first floor rooms benefit from the elevated outlook over the grounds and open countryside to the front aspect. There are six double bedrooms on this level, along with two vast bathrooms and a shower room. Additional accommodation is potentially available on the second floor, where two-sets of three interlinking rooms provide flexible options for use.



Outside

The property is approached via a length of tree-lined gravel driveway which extends to an area of hardstanding at the front of the house and to the side where there is access to the integral car port. The formal grounds extend to 1.09 acres. Boundaries to the grounds are part-walled, part-hedging and timber post-and-rail fencing with much of the garden laid to lawn and gateways providing routes out to the neighbouring churchyard and the open countryside. A paved terrace adjoins the conservatory for al fresco dining and relaxation and a series of pathways provide a meander through the delightful grounds. There are naturalistic settings, collections of attractive mature shrubs and majestic mature trees adding to the visual display of this appealing outdoor sanctuary. The title includes a paddock located opposite which extends to 1.27 acres, with post and rail boundaries, a sizable pond and a selection of mature trees.

Location

Kelshall is a picturesque village nestled in the heart of Hertfordshire, located to the southwest of the market town of Royston and the City of Cambridge. Local amenities include a parish church and a village hall which both host events and activities, with opportunities for outdoor enthusiasts to explore miles of countryside walking paths. For a comprehensive range of shopping, leisure and cultural facilities, nearby Royston is easily accessible and also offers commuters with regular services into London and to Cambridge. From Royston Train Station you are able to commute to London in less than an hour. The town provides a number of popular green open spaces, including the renowned Therfield Heath nature reserve, and lies on the northern slopes of the Hertfordshire Chalk Downs. The A1(M) and M11 are within easy reach for road-users with Airports at Stansted and Luton for travel further afield.



Distances

- Royston 4.2 miles
- Baldock 6.7 miles
- Letchworth Garden City 7.8 miles
- Cambridge 17 miles
- London 44 miles

Nearby Stations

- Ashwell & Morden
- Royston

Key Locations

- Therfield Heath
- Royston Leisure Centre
- London Stansted Airport
- Barkway Park Golf Club
- Nuthampstead Shooting Ground
- Langley Park Rally School

Nearby Schools

- Therfield First School
- Sandon Junior Mixed & Infant School

- St Edmund's College, Ware
- St Faith's School, Cambridge
- The Leys School, Cambridge
- The Perse School, Cambridge
- St Christopher School, Letchworth
- Howe Green House School
- Bishopstortford College





Floorplans

House internal area 6,896 sq ft (641 sq m)
For identification purposes only.

Directions

SG8 9SP

What3words ///flute.summit.plates

General

Local Authority: North Hertfordshire

Services: Mains water, electricity and drainage. Oil central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band H

Wayleaves and easements: Public footpath located across front paddock.

The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐☐ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8638231/SS

Country House Department

43 Cadogan St, London SW3 2PR

020 7591 2213

london@struttandparker.com

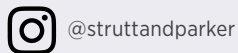
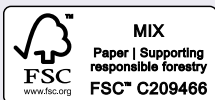
Cambridge

1 Cambridge Square, Cambridge, CB4 0AE

01223 459 500

cambridge@struttandparker.com

struttandparker.com



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

For the finer things in property.



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 March 2025. Particulars prepared March 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited