



# Crunnells Green House

Preston, Hertfordshire

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# An elegant Arts and Crafts house on the edge of a traditional rural village

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Crunnells Green House, Preston, Hitchin, Hertfordshire, SG4 7UF

Hitchin 4 miles, Stevenage 7 miles (Kings Cross 24 mins), Harpenden 10 miles, London 34 miles

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## *Features:*

Entrance lobby | Reception hall | Drawing room | Dining room | Family room | Kitchen | Breakfast room | Utility room  
Cloakroom

Principal bedroom suite with bathroom and dressing room  
4 Further bedrooms | Family bathroom

Extensive range of traditional outbuildings including  
workshop, boiler room, and Coach House

Double garage and Wood store

Old Hen House and store

Mature gardens and grounds

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About 1.49 acres in all





### *The property*

Constructed of mellow red brick under a clay tile roof, Crunnells Green House has a handsome, perfectly symmetrical front elevation. Built in the style of Edwin Lutyens in 1919, the house combines light and spacious reception rooms with comfortable bedroom accommodation on the first floor. The generous reception hall provides access to the principal reception rooms, each notable for their high ceilings and large windows, allowing maximum light. The drawing room is particularly elegant, centred on a substantial open fireplace with carved surround whilst the original herringbone wood block floor has been restored here and throughout much of the ground floor.

On the first floor, the principal bedroom suite has been remodelled by the current owners to provide a substantial bedroom with an en suite bathroom and separate dressing room, each enjoying views over the gardens and open countryside.

There is an extensive range of outbuildings including the workshop, boiler room and coach house which could be incorporated into the main house to provide additional living space, subject to planning consent.

### *Gardens and grounds*

Arranged in a series of 'rooms' and studded with a selection of trees including a Handkerchief Tree, Deodar Cedar and ornamental Maples, the gardens at Crunnells Green House are a particular feature of the property. A sheltered, paved terrace lies to the south west overlooking the principal lawns which are flanked by well stocked herbaceous borders, interspersed with colourful shrubberies leading down to the wild flower garden.

Separated by tall evergreen and beech hedges are three further 'garden rooms' including a productive vegetable garden, herb garden and soft fruit cage with a greenhouse and a charming private sitting area with a paved terrace, approached through an arched evergreen hedge and flanked by a brick wall.

### *Location*

Crunnells Green House stands on the edge of the popular village of Preston, surrounded by well managed agricultural land. The village itself has a thriving community with well attended nursery and primary schools, St Martin's Anglican Church and a thriving Cricket Club. The Red Lion Pub overlooks the village green and was the first community owned pub in the country. The nearby market town of Hitchin provides a comprehensive range of amenities with good shopping including a Waitrose and Sainsbury's supermarket together with a good selection of traditional shops, pubs and restaurants.

Communications are excellent with fast and frequent trains running to London Kings Cross from Hitchin (30 minutes) or Stevenage (24 minutes). The M1 (junction 10) is about 9 miles away whilst the A1(M) (junction 6) is about 10 miles distant. Luton Airport is just over 6 miles away

The region offers an excellent choice of both state and private schools including Hitchin Girls and Boys secondary schools which are rated outstanding by Ofsted together with Kingshott School and St Christopher School and St Francis College at Letchworth Garden City.















**General Information**

**Method of Sale:**

The property is offered as a whole by private treaty with vacant possession on completion.

**Wayleaves and Rights of Way:**

The property is being sold subject to and with the benefits of all rights, including; rights of way whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easement and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes, whether referred to in these particulars or not.

**Services:**

Mains water, electricity, gas and drainage are connected to the property. Gas fired central heating. Fast Broadband connection (35-40 mb/s).

**Local Authority:**

North Hertfordshire Council Tel: 01462 474000

**Planning:**

The property is not listed.

**Council Tax:**

Band H £4,530.94 payable 2024/5

**EPC:**

Band D

**Guide Price**

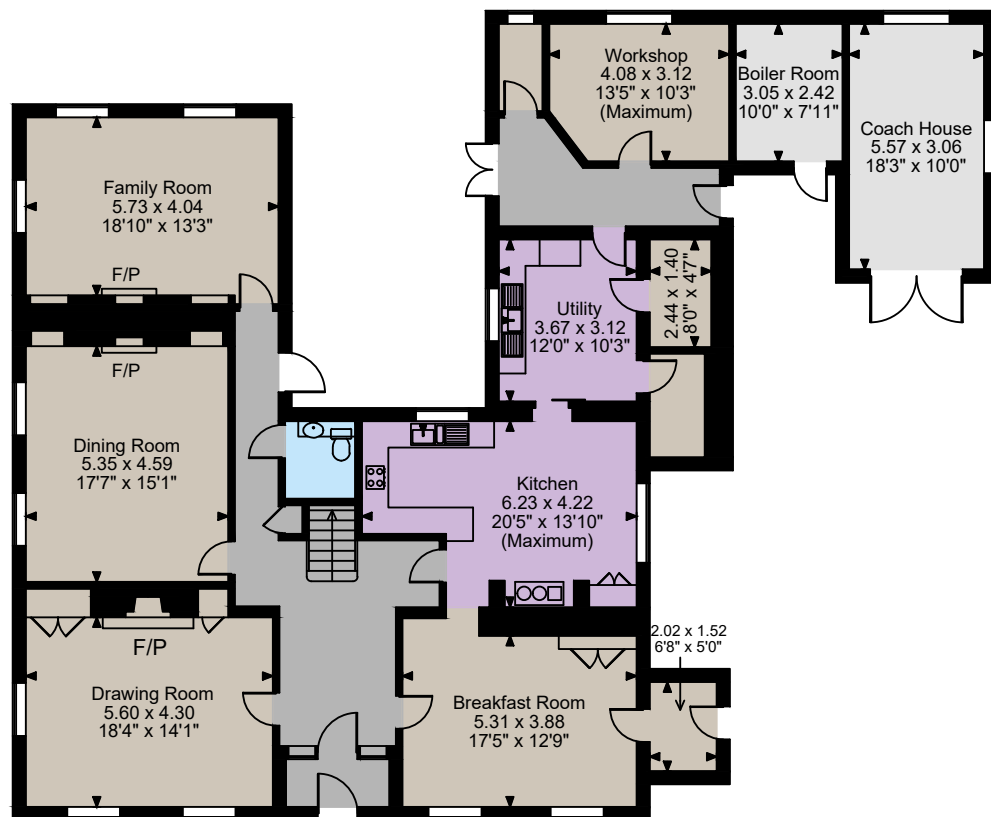
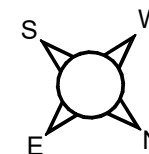
£3,250,000

**Postcode:**

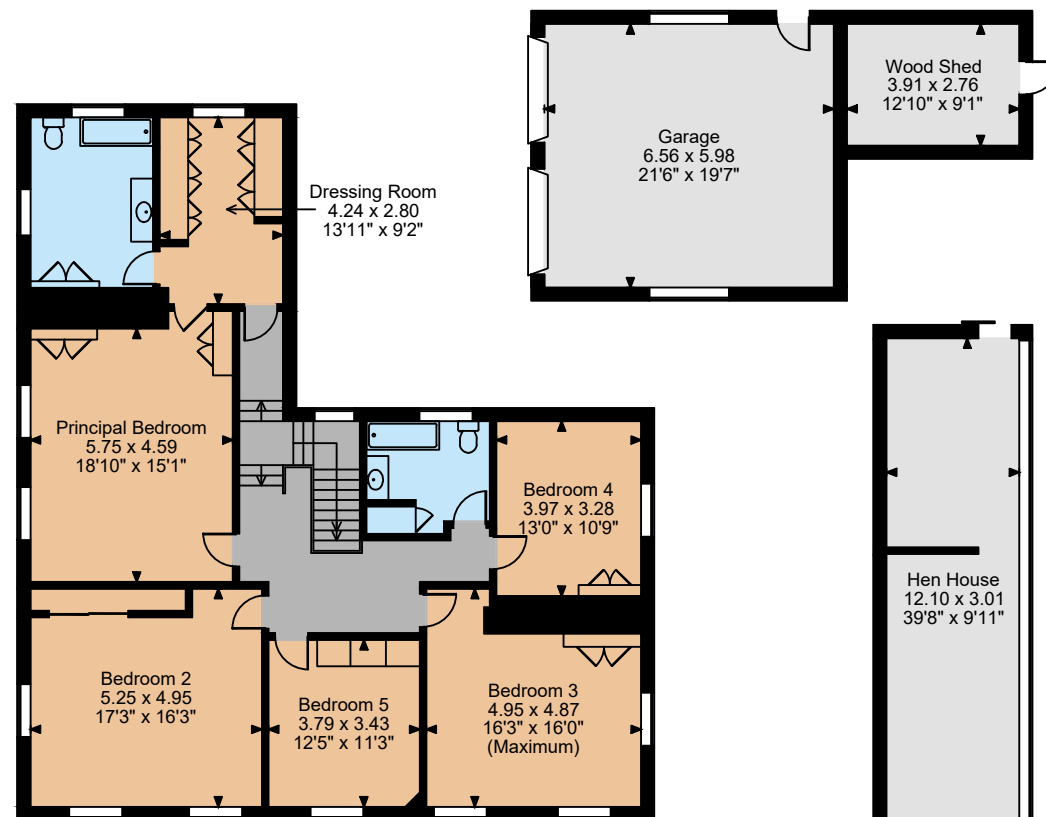
SG4 7UF



Floorplans for Crunnells Green House, Preston, Hitchin  
 Main House internal area 3,982 sq ft (370 sq m)  
 Garage & Coach House internal area 605 sq ft (56 sq m)  
 Outbuildings internal area 714 sq ft (66 sq m)  
 Total internal area 5,301 sq ft (493 sq m)



Ground Floor



First Floor

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

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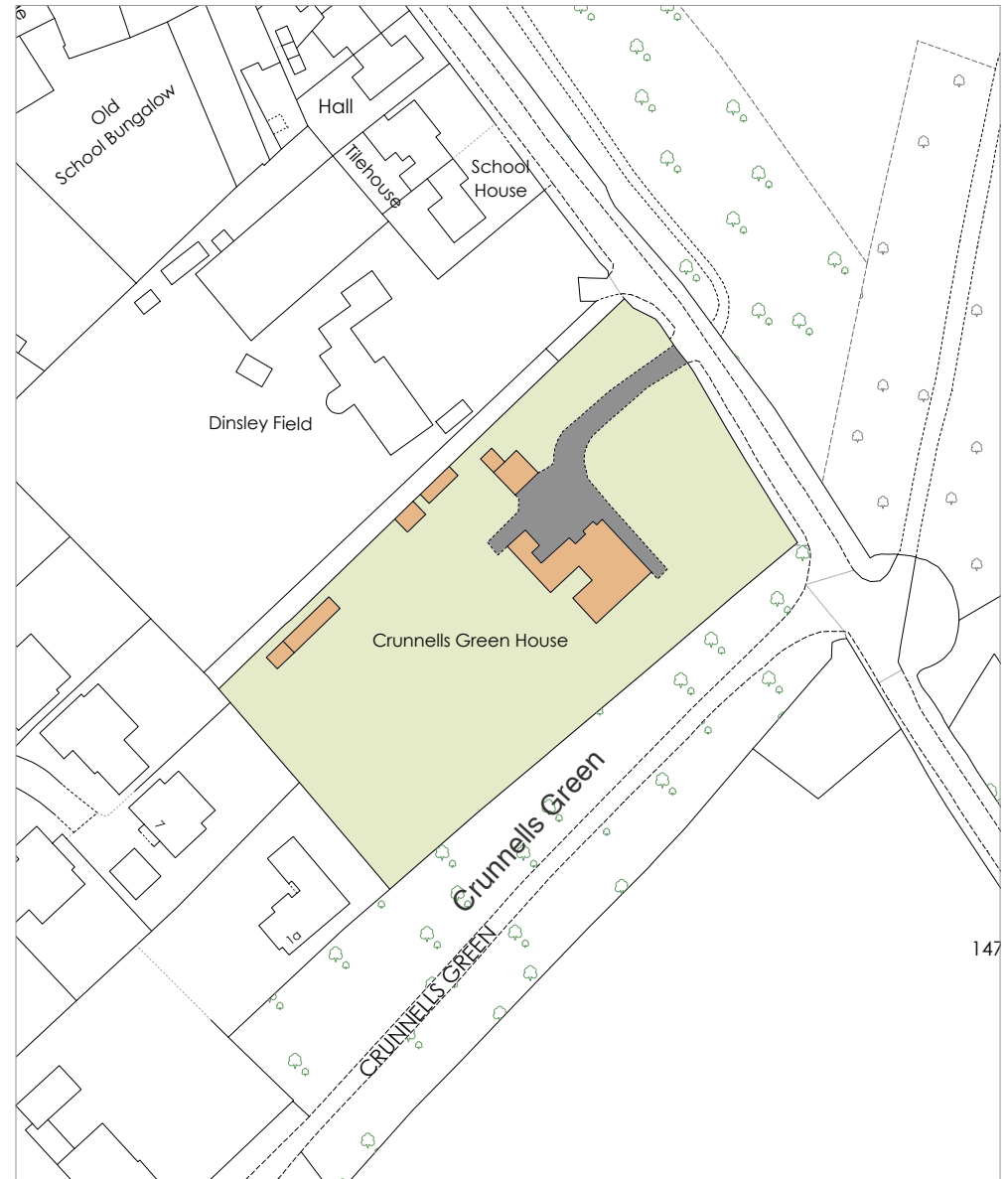
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## Crunnells Green House

Total Area (0.60 ha / 1.49 ac)

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Not to Scale. Drawing No. Y23727-01 | Date 06.11.24



A gravel driveway leads through a lush garden. On the left, a large, dense tree stands behind a brick pillar and a black metal gate. The driveway is bordered by green plants and leads towards a large, spreading tree in the distance. The sky is blue with light clouds.

CRUNNELLS GREEN  
HOUSE

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