



Strictly Private and Confidential

39 | Park Lane | Knebworth | SG3 6PH

Summary:

Bryan Bishop and Partners are delighted to bring to the market this spectacular six bedroom, five bathroom family home occupying a premium location within the perennially popular village of Knebworth. Surrounded by other high quality houses, and within an easy walk of Knebworth station, this house is the beneficiary of a meticulous upgrade and development programme that means it now offers truly substantial and flexible accommodation arranged over three floors that includes an indoor swimming pool/gym, along with a separate dining room, living room, family room, study/office, a further reception room and an absolutely stunning orangery. Every detail has been thought of within the exhaustive design and specification process, so that this property now features state-of-the art technology, as well as, comfortable and luxurious family living space. Multiple Velux roof lights grace the family room and the pool complex, all of which are remotely controlled with a rain sensitive override system. The pool has just had a full filter change and is heated by a separate gas boiler with efficient electric heaters providing heat to the pool house itself if needed. The family room and the three main bedrooms all benefit from air conditioning. The house and grounds are fully covered by a high tech security system that encompasses a comprehensive network of integrated contact and movement sensors and cameras, with the secure front gates to the grounds being remotely controlled from the house and by mobile key fobs. The rear roof, which is south facing, has a substantial array of solar panels attached, feeding a storage battery in the garage to maximise the benefit. To the front of the house is a high capacity EV charging point. Incoming water from the mains to the house is filtered before reaching the taps.

Accommodation:

The main entrance features double doors with full height opaque glass panels either side that open into an entrance lobby. From there a further set of glazed double doors lead through into the main entrance hall, which has plenty of space to ensure a warm welcome for all your guests, and is a lovely light bright space thanks to the light that floods through the window of the first floor landing and cascades unhindered over the glorious glass panelled gallery surrounding the stairwell. From the entrance hall doors lead into the dining room, living room and a further rear facing reception room, as well as a perfectly placed guest cloakroom. There is a lovely open flow around the ground floor, with each of the rooms connecting to each other and to the centrally placed entrance hall creating a great combination of usable space that will be a real boon during day to day family life as well as excelling when entertaining guests.

This is undoubtedly a large house, but skilful design keeps a lovely balance to the room proportions rather than them being needlessly large, making it feel warm, welcoming and homely throughout, and this ambience is immediately obvious in the living room which extends to almost twenty-four feet in length but is very much a cosy and intimate social space. There is ample room for multiple sofas and chairs, giving you plenty of choice as to how you configure and furnish the room, with a large window overlooking the front garden keeping the room abundantly lit. There is an elegant fireplace set into the inside wall, complete with a smart coal effect fire that provides a nice focal point to the room, whilst towards the rear glazed double doors open into an additional reception room, with further double doors set between full height windows in the rear wall that open into the stunning orangery.

The orangery is an absolute delight, exhibiting all of the desirable features of a full conservatory but with a solid roof that eliminates the drawbacks. Surrounded by glass, but with two sets of French doors opening into the garden, beautifully shaped windows filling the gable end, and multiple opening windows, this is a room with full temperature control that is completely suitable for use 365 days of the year, with ample space to be a separate lounge or an exquisite dining room. However you use it, it makes the very best of the seamless inside/outside connections, a wonderful social space that will come alive during summer parties.

Set between the living room and kitchen/breakfast room is a further reception room, again a good size and shape and with a large window looking out into the rear garden, and with a separate entrance directly in from the entrance hall. The size and location of the room would make it an ideal playroom, with a nice connection in from the kitchen/breakfast room and the living room allowing for it to be easily monitored from either of those rooms.

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and partners

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Approximate Gross Internal Area 4490 sq ft - 417 sq m
(Excluding Garage)

Ground Floor Area 2747 sq ft - 255 sq m

First Floor Area 1276 sq ft - 119 sq m

Second Floor Area 467 sq ft - 43 sq m

Garage Area 193 sq ft - 18 sq m



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



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