



Pentlands  
London Road | St. Ippolyts | Hitchin | Hertfordshire | SG4

FINE & COUNTRY



# PENTLANDS

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'Pentlands', a 5/7 bedroom detached residence located on the prestigious 'London Road' on the outskirts of Hitchin's thriving market town. The property is situated on a generous plot with electric gated entry and mature gardens to the both the front and rear. It has been tastefully extended and boasts a wealth of accommodation in excess of 4,000 sq. ft. and offers ample room for further expansion and improvements (SPP). Further features include solar panels, gas radiator heating and double glazing throughout.

The location also benefits from being within close proximity to Hitchin's frequent mainline train station with fast services on major lines including Peterborough, Cambridge and London. Hitchin's train services are scheduled to be further improved throughout 2018 and there on, including Great Northern Services to Brighton and Thames Link offering fast services to Gatwick.

#### MAIN ENTRANCE

With entry via a solid oak stained glass front entrance door into a generous entrance hallway with parquet flooring throughout, stairs rising to first floor, under stairs storage cupboard and doors leading to Kitchen/Breakfast Room, Living/Dining Room and downstairs Cloakroom.

















### LIVING ROOM/DINING ROOM

The main reception area boasts a wealth of living space and has been thoughtfully separated into both living and formal dining areas. The separation is created by an impressive exposed brick gas fireplace allowing for a free-flowing space ideal for entertaining. There are windows to front, rear and side aspects. From here you have entry through to the Conservatory.

### CONSERVATORY

A generous 'all seasons' brick and Upvc conservatory providing a light and airy extension to the main living room. It has been well positioned, opening to the garden patio from both the rear and side aspects ideal for summer parties! Complete with gas radiators, thermostatic heating controls, ceiling fans and rain sensed Velux windows.

### KITCHEN/BREAKFAST ROOM

The Kitchen/Breakfast room offers a contemporary open plan layout to suit modern day living while incorporating attractive character features including an Inglenook fireplace and exposed beams. The breakfast area provides ample space to cater for an additional dining table with French doors opening to the rear garden.

The Kitchen is a modern suite with a range of base and eye level hardwood units, granite worksurfaces, continued upstand, counter lighting and butler style double sink. All Kitchen appliances will be staying including American style fridge/freezer, quad NEF oven's with hob and extractor over, free standing dishwasher. The Kitchen leads you into a secondary entrance hall with stairs rising to the south side of the property, under stairs storage cupboard and access to 2nd Cloakroom and spacious Family Room.

### FAMILY ROOM

A large family room currently divided into a seating area and a music area is suited for every day living with wood flooring throughout, television point, smart heating control panel, French doors leading to the rear garden and entrance through to a fitted Utility Room.









# Seller Insight

“ This large detached house in the market town of Hitchin, Hertfordshire has been home to Adrian and Alison and their two sons for many years and has provided them with a happy place to grow as a family and entertain friends. The house offers great flexibility and is spacious. Outside there is a generous entertaining area set within a mature, secluded garden, “the house has two sides to it; a smart side, which is great for adults, and a day-to-day, family side joined by a large kitchen/breakfast room which acts as the social hub of the house. The house is perfect for both indoor and outdoor entertaining” says Alison. Located on the south side of Hitchin, access to the A1 and M1 is good, making it easy for long distance travel and school runs, “the house was perfectly positioned to access the boy’s prep and secondary schools when they were younger, meaning we didn’t have to battle through central town traffic each morning” Adrian explains.

Hitchin is a thriving market town with a great selection of independent shops, a regular market, Waitrose and a fine array of high quality cafes, bars and restaurants, with the town centre only a fifteen-minute stroll from the house. “The train line to London is excellent and takes around half an hour, with three trains every hour. There are also direct lines to Cambridge and Peterborough to the north” says Adrian.

The house has always provided great versatility and is perfect for large gatherings. The garden is private and secure, making it good for both children and dogs to enjoy some freedom.

Adrian would say his air-conditioned study is his favourite room. We have many happy memories cooking Friday night pizza with our sons when they were younger. We all love the garden room at Christmas; we’ve always had the tree here as the lights reflect beautifully in the glass panels – it’s magical.

We both enjoy quiet moments in the seclusion of the mature, leafy garden. We love the terraced BBQ and eating area – so many happy times have been spent here with friends watching the sun setting on the garden.\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













## FIRST FLOOR

### BEDROOMS

The first floor boasts accommodation mirroring the ground floor footprint and offers a diverse 5-7 bedroom layout to suit a potential purchaser's requirements. There are at least 5 double bedrooms and two additional rooms that can be used as bedrooms or as further reception areas including a fully fitted Study complete with air conditioning and a reading room/second study. The master suite contains an array of fitted bedroom furniture and four piece en-suite bathroom while a second en-suite services bedroom two and fitted wardrobes feature in Bedrooms 4 and 5.

### FAMILY BATHROOM

The family bathroom is a four piece suite tiled throughout and comprises panelled bath, single shower unit, low level flush WC, hand wash basin, shaver point and extractor fan. There is also access to the ample loft space, ideal for extra storage via hatch and additional eye level storage cupboard.



















## EXTERNALS

The impressive exterior is made up of both front and rear gardens. To the rear, there is a generous enclosed, private garden that has been landscaped to cater for families and entertaining. It is made up of a large patio area perfectly suited for BBQs and parties and steps down onto a flat lawn ideal for children. There are mature, tree lined, hedge and flowerbed borders with an enclosed large shed to the far corner. Further features include security lighting, external power points and outside tap.

There is a side door leading to the double garage with an additional secure outside storage shed to the other side, complete with power and lighting.

To the front of the property the cobbled driveway provides ample parking for multiple vehicles with access to the double garage via two electric up and over doors. The front gardens are separated into two areas comprising a feature flower bed and an additional enclosed greenhouse store.



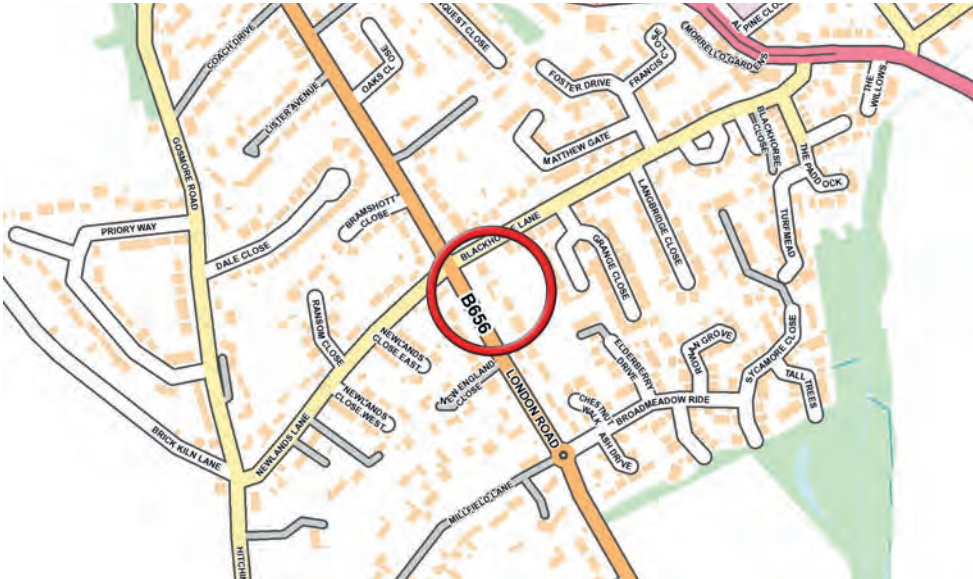


“ We have hosted a black and white party for over 100 people here – we had a jazz band and a hog-roast, it was so much fun.









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| Energy Efficiency Rating                            |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs         |   |         |           |
| (92-100)  | A |         |           |
| (81-91)   | B |         |           |
| (69-80)   | C |         |           |
| (55-68)   | D |         |           |
| (49-54)   | E |         |           |
| (41-48)   | F |         |           |
| (35-40)   | G |         |           |
| Not energy efficient - higher running costs         |   |         |           |
| England, Scotland & Wales                           |   |         |           |
| Address:<br>London Road, St. Ippolyts, Hitchin, SG4 |   |         |           |

## Pentlands, London Road, St. Ippolyts, Hitchin, SG4 7NE

Approximate Gross Internal Area  
372.0 sq m / 4004 sq ft  
(Including Garage / Excluding Shed)



FLOORPLANZ © 2018 0203 9056099 Ref: 202220

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.







# FINE & COUNTRY

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