



• Orchard Cottage Pirton Road • Holwell • Hitchin • Hertfordshire • SG5 3SS

Guide Price £665,000

Charter Whyman

TOWN & VILLAGE HOMES





IMMACULATE & IMPROVED MODERN HOME VERSATILE ACCOMMODATION WITH OUTSTANDING VIEWS DELIGHTFUL RURAL VILLAGE SETTING

THE PROPERTY

This exceptionally well presented modern home has been much improved by the present owners and provides spacious and versatile family accommodation. The centrepiece is a fine open-plan kitchen/breakfast room and sitting room running the full width at the rear of the property. The sitting room has a wood-burning stove. The separate dining room has a fireplace and the study or family room can also be used as a fourth bedroom. A shower room/WC, utility room and integral store complete the ground floor. On the first floor, the impressive master bedroom has an en suite shower room and the remaining two bedrooms are served by the family bathroom.

All the first floor rooms enjoy splendid views over farmland and open countryside and the house benefits from uPVC double-glazed windows and central heating supplied by a gas fired combi boiler located in the loft. The house is constructed of cavity insulated brickwork under a tiled roof.

THE OUTSIDE

The house is set well back from and elevated above the road in a plot measuring approximately 127' by 47'6" (38.64m x 14.5m) overall. There is a brick retaining wall to the front and the front garden is laid to lawn with herbaceous borders, raised borders and ornamental shrubs and trees, including a fine silver birch. The block paved driveway leads to the block paved and shingle forecourt, providing ample off-street parking.

A gate to the side leads to the attractive rear garden, which is some 45' (13.8m) in depth. A paved patio adjoins the rear of the house with steps up to the lawn and a further area of paving leading to a rear patio, shingle border with inst ornamental grasses, herbaceous borders, raised borders and ornamental shrubs and trees, all backing on to farmland.

Timber summerhouse 10' x 7'11" (3.05m x 2.41m), timber workshop 15' x 8'6" (4.59m x 2.6m) and timber garden store.

THE LOCATION

The house enjoys a delightful rural setting in the attractive small village of Holwell, conveniently located just 3.5 miles to the north of the centre of Hitchin, a highly regarded market town in north Hertfordshire. The most convenient mainline railway station is only a 5 mile drive away at Arlesey and alternatives are to be found in Hitchin and Letchworth Garden City. All provide regular services to London. For road travellers, Holwell is located mid-way between the east-west A505 and A507 linking to the A1 (M) to the east and M1 to the west.

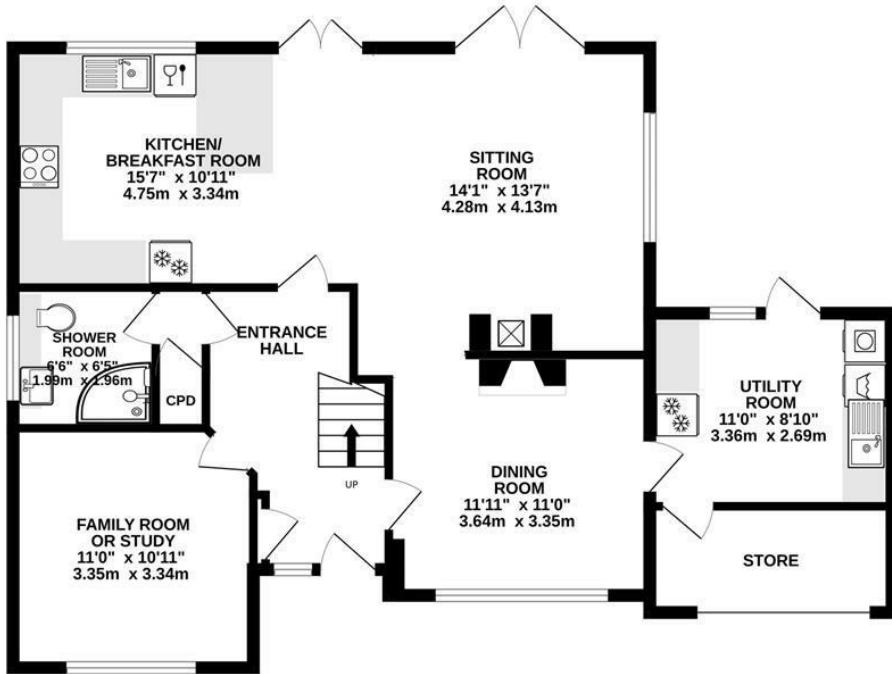
Primary schools are to be found in the neighbouring villages of Pirton and Ickleford. Hitchin and Letchworth Garden City provide a wide range of amenities including shops, schools, pubs and restaurants and leisure facilities.



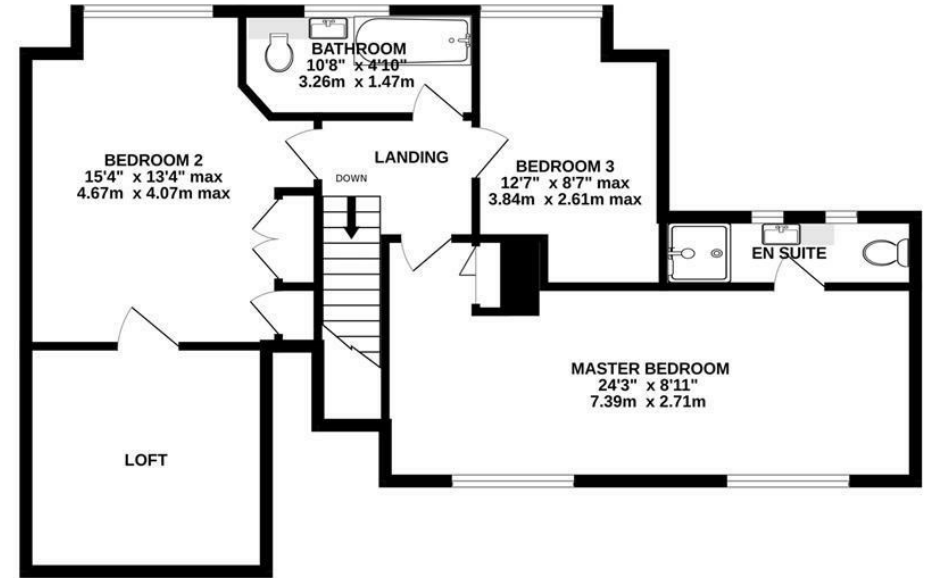




GROUND FLOOR
899 sq.ft. (83.5 sq.m.) approx.



1ST FLOOR
659 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA : 1557 sq.ft. (144.7 sq.m.) approx.

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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Whilst we do not doubt the accuracy of the floor plan or any other information provided, we make no guarantee, warranty or representation as to this accuracy or the completeness of these particulars. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction that it is suitable for your requirements.

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TENURE

FREEHOLD

COUNCIL TAX

Band - E

EPC RATING

Band - D

SERVICES

MAINS water, sewerage, gas and electricity are connected to the property.
BROADBAND: A choice of providers with claimed download speeds of up to 80 Mbps.
Current provider: BT.
MOBILE SIGNAL: Most providers claim up to 4G coverage, O2 claims 5G.

LOCAL AUTHORITY

North Herts District Council
Gernon Road
Letchworth Garden City
Hertfordshire SG6 3BQ

Tel: 01462 474000

www.north-herts.gov.uk

VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.



Charter Whyman

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