



The Willows • New Inn Road • Hinxworth • Baldock • Hertfordshire • SG7 5HB

Guide Price £1,125,000

Charter Whyman

TOWN & VILLAGE HOMES





SUPERB BRAND-NEW HOME IMPRESSIVELY HIGH STANDARD OF FINISH DELIGHTFUL RURAL LOCATION

THE PROPERTY

Built to an exemplary high standard of finish, this outstanding brand-new individual rural house combines the style of a period barn with the convenience and standards of a modern home with the reassurance of a 10 year Build Zone warranty. Constructed of insulated concrete formwork (ICF) with a brick plinth externally and timber weather-boarding externally, under an pitched roof clad with coated aluminium sheet, the property has the high levels of insulation to enjoy the benefits of an environmentally friendly central heating system, underfloor heating throughout being supplied by an air source heat pump. The composite windows and doors are triple-glazed and finished with coated aluminium to the exterior with hardwood on the interior.

The double-height reception hall with gallery landing makes an impressive entrance and the ground floor provides three large reception room, open-plan kitchen and breakfast room, utility room and cloakroom/WC. Approached via a stylish oak staircase, the first floor is equally impressive with the master suite comprising very spacious bedroom, dressing room and shower room. There are three further double bedrooms, one also with an en suite shower, and a family bathroom.

THE OUTSIDE

The house is set in a generous plot measuring approximately 116' by 83' (35.41m x 25.4m) overall. A five-bar gate opens to the forecourt laid to stone chippings providing ample off-street parking and leading to the detached double garage.

There is access to the rear to both sides of the house which has high quality paving to all sides, including a large full-width patio to the rear. The remainder of the rear garden, which is some 57' (17.45m) in depth and well screened by close-boarded fencing, has been laid to a newly seeded lawn. The house enjoys rural views over farmland and open countryside, particularly from the first floor.

THE LOCATION

The property enjoys a delightful rural setting half a mile to the south of the village centre and only a mile from the A1 (M). Hinxworth is conveniently located on the Hertfordshire border with Cambridgeshire and Bedfordshire. The village is just 4 miles north of Baldock which, together with the adjoining towns of Letchworth Garden City and Hitchin offer a wide range of amenities, including mainline railway stations with regular services to London running throughout the day. Alternatively, Biggleswade is only 5 miles to the north and Arlesey station is a 5.9 mile drive to the west.

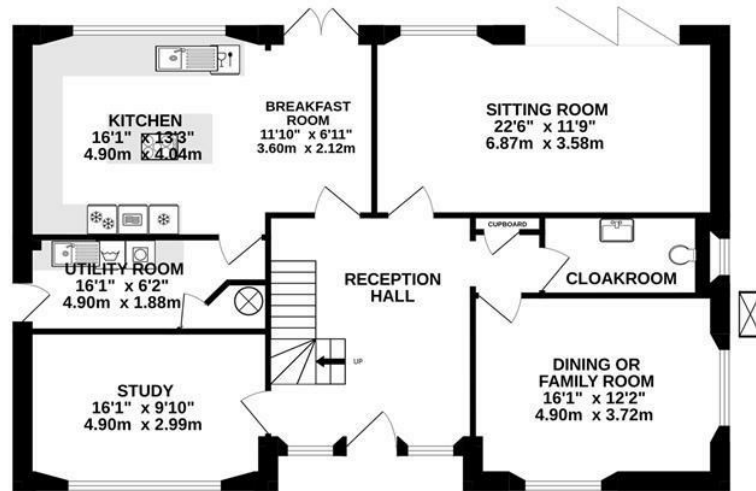
The small north Hertfordshire village of Hinxworth is served by a pub and the historic parish church. The neighbouring village of Ashwell provides a primary school and other facilities.



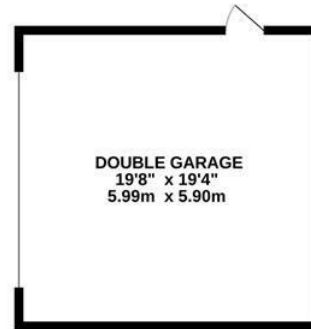
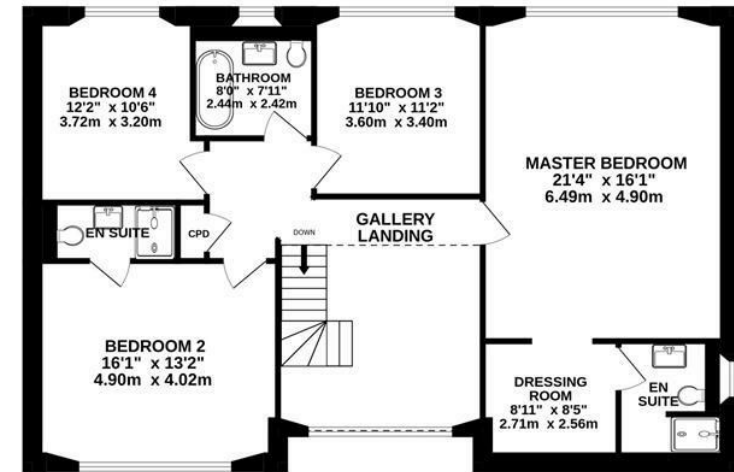




GROUND FLOOR
1292 sq.ft. (120.0 sq.m.) approx.



1ST FLOOR
1292 sq.ft. (120.0 sq.m.) approx.



THE FLOOR AREA DOES NOT INCLUDE THE GARAGE

TOTAL FLOOR AREA : 2583 sq.ft. (240.0 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

EPC RATING

Band - C

COUNCIL TAX

The property is a New Build awaiting confirmation of its Council Tax Band

SERVICES

MAINS water and electricity are connected to the property. Drainage is to a private domestic sewage treatment plant.

BROADBAND: A choice of providers with claimed download speeds of up to 1000 Mbps.

MOBILE SIGNAL: Most providers claim up to 4G coverage, O2 claims to provide 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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