



Barn one and two Model Farm, Hexton,  
Nr Hitchin, Hertfordshire, SG5 3JE



A private development of just two individual brand new Four-bedroom single-level barn-inspired homes





Sell New Group are delighted to offer this private development of just two individually designed four-bedroom single-level barn-inspired homes, set in the heart of Hexton, a picturesque village on the North Hertfordshire and Mid Bedfordshire border. Built by local established builder, these high-specification homes come with a Build Zone Warranty for complete peace of mind. Each property boasts a stylish open-plan kitchen/dining/family area, enhanced by bi-fold doors that seamlessly connect to the garden. Designed for modern living, they feature premium flooring throughout, quartz worktops in both the kitchen and utility room, and underfloor heating for year-round comfort.

The accommodation includes four spacious bedrooms, with the master and guest bedroom benefiting from luxurious en-suites with walk-in showers, alongside a contemporary three-piece family bathroom.

Externally, each home offers a private garden, a block-paved inner courtyard, and a double carport with personnel access door, with optional electric operated vertical roller doors, with storage solutions integrated into the boarded roof trusses. Additionally, an EV charging port is installed for modern convenience.

Designed for energy-efficient living, these homes incorporate an Air Source Heat Pump and are connected to mains water and sewage. Viewing is highly recommended and strictly by appointment only, to fully appreciate the exceptional quality and unique setting of these stunning homes.

## Barn One – Price on Application – Freehold

A beautifully designed brand-new Four-bedroom single-level barn-inspired home, seamlessly blending traditional charm with contemporary elegance.

This home features a stunning open-plan vaulted kitchen/dining area, with French doors opening onto the side patio and garden, creating a bright and airy space. A separate utility room, cloakroom, and storage cupboard add to its practicality. The spacious open-plan living/dining room, complete with bi-fold doors to the rear, opens onto an inner courtyard, perfect for indoor-outdoor living.

The bedroom wing is positioned at the rear of the property, offering privacy and tranquility. The master and guest bedrooms both benefit from stylish three-piece en-suites, while two additional bedrooms are served by a contemporary three-piece family bathroom.

A key advantage of this home is the detached double carport, with optional electric operated vertical roller doors, featuring storage solutions in the boarded roof trusses.

## Barn Two – Sold Subject to contract – Freehold

A stunning brand-new Four-bedroom single-level barn-inspired home, offering the perfect blend of character and modern living.

The open-plan vaulted kitchen/dining area is a true showpiece, featuring bi-fold doors leading onto the side patio and garden, creating a seamless indoor-outdoor experience. A separate utility room, cloakroom, and storage cupboard enhance the home's functionality. The expansive living/dining area, also with bi-fold doors, opens onto an inner courtyard, offering a peaceful retreat.

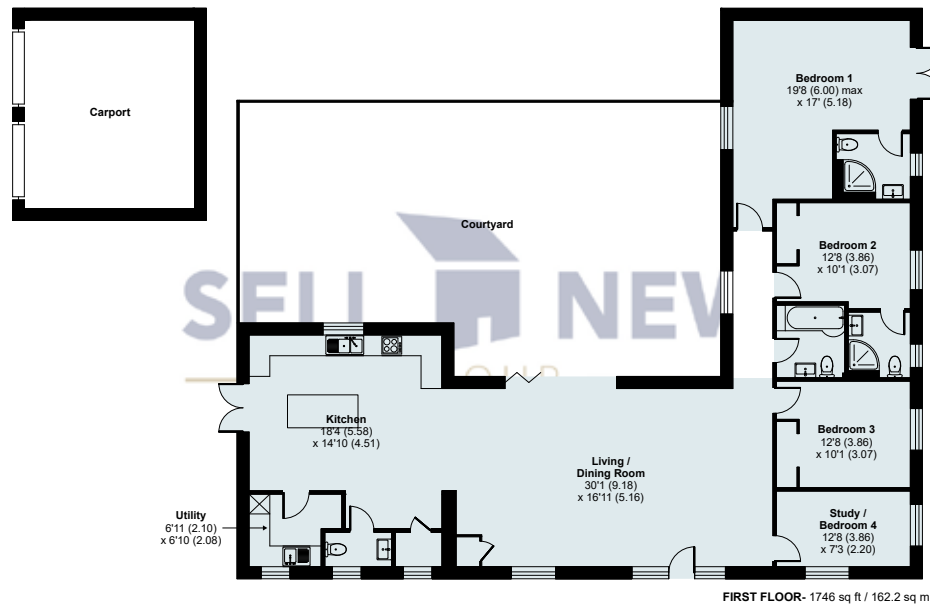
The rear of the property houses the bedrooms, ensuring a sense of privacy and comfort. The master and guest bedrooms each enjoy stylish three-piece en-suites, with the guest bedroom also featuring French doors to the patio and garden. Bedroom three also benefits from French doors, while bedroom four and a modern three-piece family bathroom complete the accommodation.

This home includes a integrated double carport with optional electrically operated vertical roller doors, clever storage solutions integrated in the boarded roof trusses and a personal door providing access into the courtyard.

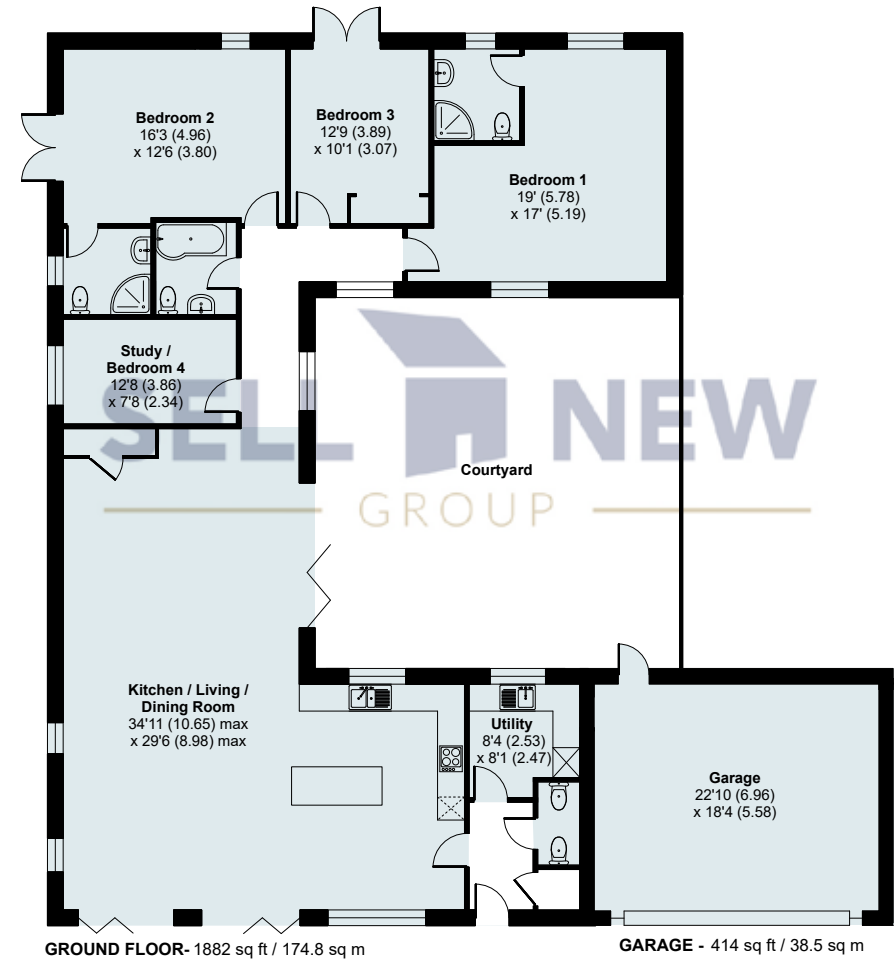
## Specification

- All properties are Freehold
- Quartz worktops, island and splashbacks to kitchen area
- Quality flooring included, LTV flooring throughout except in the bedroom which will be carpeted
- Underfloor heating throughout
- Powered by energy saving Air Source heat pump
- Chrome electrical sockets throughout
- Landscaped front garden, turf to rear and side garden
- Outside: power socket, lighting and water tap
- Houses fully alarmed
- Electric car charging points located in garages
- Enclosed gardens by timber fencing, with spacious patio areas of bi- fold doors, with block pav
- The carports feature lighting, power sockets, along with optional electrically operated vertical roller doors.
- A loft hatch provides access to a boarded storage area in the roof trusses for added convenience
- UPVC Window in agate externally, internally its white, black front doors
- Shared entrance leading to both properties, maintained by seller, and will be given to owners at no cost in the future
- No Estate charge
- BT connection, buyers will need to satisfy themselves on internet connections and the village does not have fibre currently
- Predicted EPC band B anticipated
- Mains sewage and water
- Snagging to be done by purchaser prior to exchange (Works completed between exchange and completion)
- Being sold with no forward chain

## Barn One – Price on Application – Freehold



## Barn Two – Sold Subject to contract – Freehold



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlschem 2025. Produced for Sellnew. REF: 1252468



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlschem 2025. Produced for Sellnew. REF: 1252476



**Location** - Hexton is a picturesque village nestled in North Hertfordshire, England, known for its serene rural charm and rich history. The village is characterised by traditional architecture and scenic landscapes, offering a tranquil retreat from urban life.

**Amenities and Facilities** - While Hexton maintains a quaint and quiet atmosphere, it provides essential amenities for residents and visitors. The village features a local pub, serving as a social hub and offering traditional fare. For broader shopping and recreational needs, nearby towns such as Hitchin and Luton offer a more extensive array of facilities.

**Education** - For education, students typically travel to nearby towns where several reputable schools are available.

**Transport and Accessibility** - Despite its rural setting, Hexton is reasonably well-connected:

**Bus Services:** The village is served by local bus routes, including the FL7 and W12/W12B services, providing connections to neighbouring towns such as Hitchin and Barton-le-Clay.

**Railway Stations:** The nearest train stations include:

- Harlington Station: Approximately 4.4 miles away.
- Luton Station: Approximately 4.7 miles away.
- Leagrave Station: Approximately 4.7 miles away.
- Hitchin Station: Approximately 5.5 miles away.
- Flitwick Station: Approximately 5.6 miles away.

These stations offer regular services to major destinations, facilitating convenient travel for commuters and leisure traveler's alike.

**Airports:** London Luton Airport is the closest major airport, situated about 10 kilometers (approximately 6.2 miles) from Hexton, providing both domestic and international flights.

**Distances to Nearby Towns and Cities** - Hexton's location allows for accessible journeys to several nearby towns and cities:

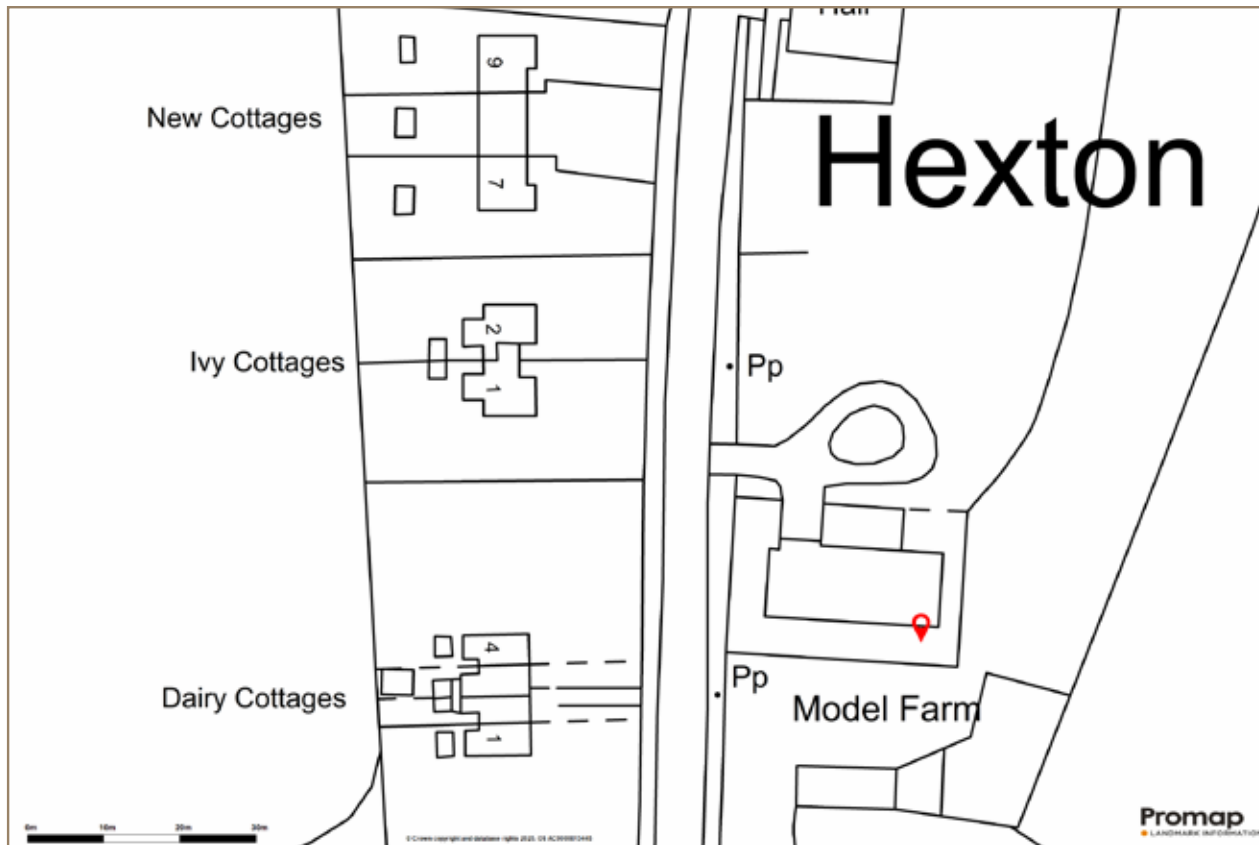
- Hitchin: Approximately 5 miles southeast, reachable in about 10-15 minutes by car.
- Luton: Approximately 6 miles southwest, a drive of around 15 minutes.
- Bedford: Approximately 20 miles northwest, taking about 30-35 minutes by car.
- London: Approximately 40 miles south, with driving times varying between 1 to 1.5 hours, depending on traffic.

These proximities make Hexton a desirable location for those seeking a peaceful village lifestyle while remaining connected to larger urban centers.

**Conclusion** - Hexton embodies the quintessential English village experience, offering a peaceful environment complemented by essential amenities and reasonable connectivity to larger towns and cities. Its charm lies in its balance between seclusion and accessibility, making it an attractive location for residents and visitors alike.

**Sat Nav postcode** - SG5 3JE





**Disclaimer:**

Sell New Group acts as the agent on behalf of the vendors of this property. While we make every effort to ensure the accuracy of the information provided, your conveyancer is legally responsible for verifying all details and ensuring that the purchase agreement fully protects your position. Sell New Group does not test or guarantee the functionality of appliances or systems within the property. We conduct detailed enquiries with the vendor to provide accurate information; however, please notify us immediately if you become aware of any inaccuracies.

Please note that CGI images, floor plans, and illustrations used in our marketing materials are for illustration purposes only and may not represent the exact final specifications, finishes, or layouts of the property. Buyers are advised to rely on the legal documentation provided by their solicitor for precise details.

**On reservation, Sell Like New Group will require:**

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| <ul style="list-style-type: none"> <li>• A copy of the purchaser's ID (Driving licence or passport)</li> <li>• Proof of deposit or funds</li> <li>• Your estate agent and chain details if required, making sure your buyer chain can meet the 8 week exchange deadline.</li> <li>• Utility bill dated within the last 6 months</li> <li>• Your mortgage agreement or to be qualified by a recommended broker</li> <li>• Your proposed solicitor details</li> </ul> | <ul style="list-style-type: none"> <li>• A non-refundable deposit of £5,000 which comes off the overall agreed sale price, on the basis of a strict 8 week exchange starting from when contracts have been received by the buyers solicitor, which is to be paid directly into the Developers Bank Account: Sword Properties Ltd - Sort Code: 20-05-74 Account No:50386731 with your surname, Plot reference number then followed by Modelfarm</li> <li>• A strict 8 week exchange of contracts will be targeted once draft contracts are received by purchasers solicitors, with snagging to be completed between exchange and completion. Please note the developer will put the property back on the market if the exchange of contracts deadline is not met.</li> </ul> |
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