



Hill Brow

Church Green, Great Wymondley, SG4 7ES

Gavin Mills

POWERED BY

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Hill Brow

Guide Price £1,150,000

A beautifully presented four double bedroom, four-bathroom detached home, overlooking Church Green, in the sought-after village of Great Wymondley, just two miles from Hitchin.

Having recently undergone a substantial extension, remodel, and renovation program by the current vendors, resulting in this stunning and versatile family home, Hill Brow now offers flexible accommodation in excess of 2,400 sq.ft., finished to a high specification throughout, all set in wonderful wrap-around, landscaped gardens.

First floor accommodation

There are three further double bedrooms located on the first floor, two of the bedrooms have ensuite shower/bathrooms, whilst the remaining bedroom is served by the family bathroom, which has both an inset bath and a separate shower.

Ground floor accommodation

The large, centrally positioned entrance hall has access to the WC and stairs rising to the first floor. The majority of the ground floor has underfloor heating. The main reception space is made up of an open-plan kitchen/dining area with sliding doors out to the rear garden. The dining area connects to both a garden room, which accesses the rear garden, and a sitting room, which has a feature fireplace and a bay window to the front aspect overlooking the green.

There is a separate study, a utility, and a plant/storeroom. To the rear of the ground floor, the principal suite has a walk-in dressing room, an ensuite wet room, and a spacious bedroom with sliding doors out to the rear garden.

Gardens

To the front of the property, a carriage driveway provides ample parking. There is gated side access opening to a part-sheltered, paved patio seating area.

The professionally landscaped gardens, south-facing to the rear, are perfect for outdoor entertaining, with a sheltered gazebo, porcelain tiled patio, and an artificial lawn with a feature pond.

The gardens are bordered by a variety of flower and shrub beds and have additional outbuildings, including a workshop and a separate potting/tool shed.

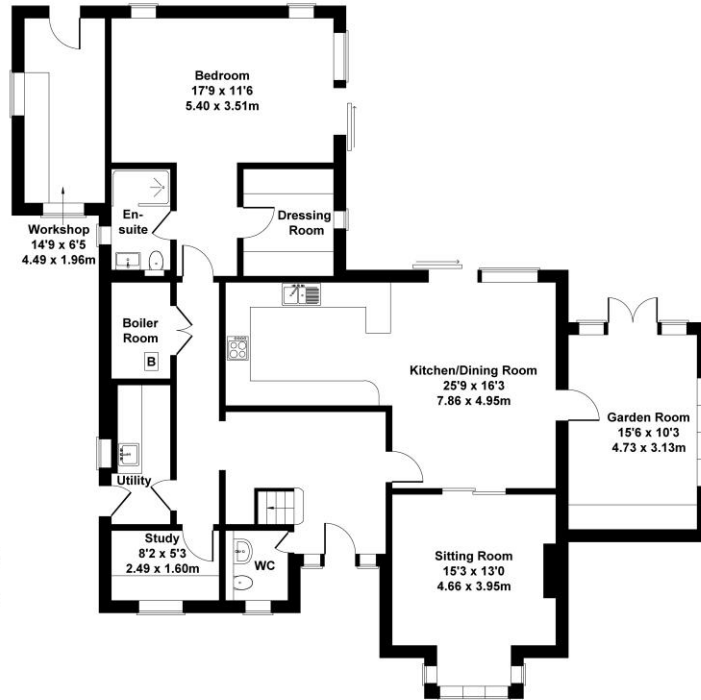




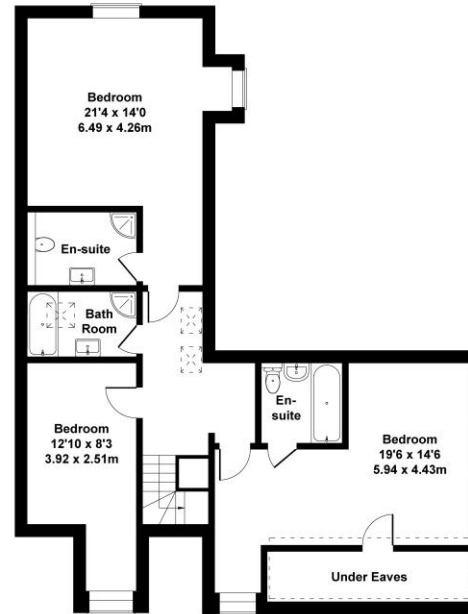
Call Gavin Mills to arrange a viewing on **07971 807 341**

Hillbrow

Approximate Gross Internal Area 2400 sq ft - 223 sq m
(Excluding Reduced Headroom)
Reduced Headroom 75 sq ft - 7 sq m
Outbuilding & Workshop 172 sq ft - 16 sq m
Total 2647 sq ft - 246 sq m



OUTBUILDING GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tel: 07971 807 341

Email: gavin.mills@exp-uk.co.uk

www.gavin-mills.co.uk

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.