



2 Bedrooms



1 Bath/Shower Room + WC



1 Reception Room



Allocated Parking



Private Patio



EPC Band C

Council Tax  
Band C  
£2,046.81 2025/26

Local Authority  
North Hertfordshire District  
Council

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**Oughton Head Way, Hitchin, SG5 2DT**  
**Guide Price £400,000 Share of Freehold**

BARLEYCORN MEWS  
← NOS. 1 - 4



## Oughton Head Way, Hitchin, SG5

A beautifully presented two-bedroom first floor apartment with private garden and allocated parking, just minutes from the town centre.

- Two double bedroom first floor apartment
- Excellent catchment to local schools and parks/walks nearby
- Generous dual aspect sitting/dining room
- Private patioed garden with soft planting creating outdoor space
- Newly converted in 2017 with modern fittings throughout
- One allocated parking space
- Share of freehold

### Description

Situated within a small, well-finished development converted in 2017 from the former Sir John Barleycorn public house, this impressive two double bedroom apartment offers generous, thoughtfully designed accommodation with the benefit of a private entrance, outside space, and an allocated parking space.

The property is offered with a share of freehold (with No.1) and is ideally located just a short walk from the town centre and local amenities.

Internally, the private entrance opens to a staircase leading to a spacious hallway. The double-aspect living/dining room is bright and airy, with a useful study area, ideal for those working from home. There are two well-proportioned double bedrooms. The principal bedroom features fitted wardrobes, while the second enjoys dual-aspect windows, enhancing the natural light.

The modern kitchen offers a range of fitted cupboards, shelving, and integrated appliances. contemporary three-piece bathroom suite completes the internal accommodation. There is also the benefit of a loft, which could be used for storage.

Externally, a charming private patio garden is enclosed by a picket fence and mature hedging, with soft planting and shrubs, creating a peaceful outdoor space exclusive to No.2. In addition, to the rear of the development there is one allocated parking space.

### Location

Barleycorn Mews is set within the highly sought-after Oughton Head Way area, just a short stroll from Hitchin town centre and its excellent range of local amenities.

The property is within walking distance of the mainline train station, ideal for commuters and lies within the catchment area for several well-regarded schools. Residents also benefit from easy access to a variety of green spaces, including Oughton Head Common and Butts Close Park. Additionally, Hitchin Football Club, the swimming pool, and leisure facilities are just minutes away, offering plenty of opportunities for relaxation and recreation.





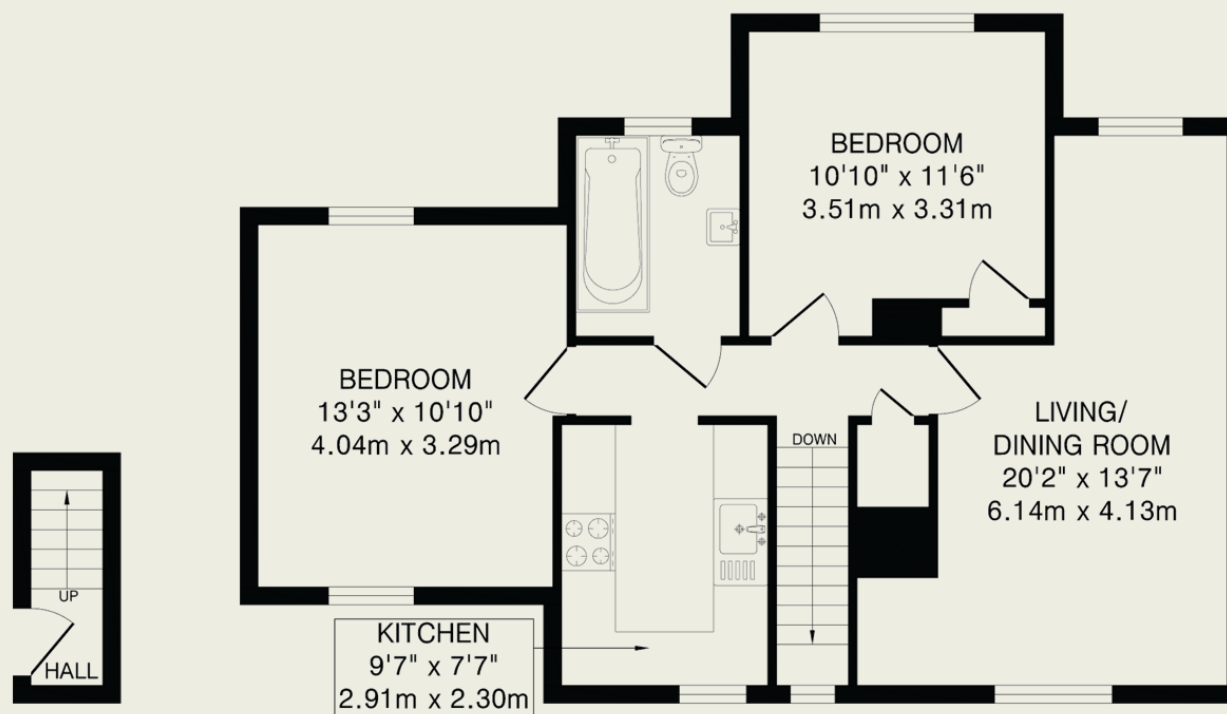


#### Important Information

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Ground Floor

First Floor

TOTAL FLOOR AREA: 678 sq.ft.(62.9 sq.m)approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.