



Standelfield, Standhill Road, Hitchin

Connells SIGNATURE



Standelfield, Standhill Road, Hitchin

Entrance Hall

Featuring wood-panelled walls, an exposed beam ceiling, and a door to the side, this welcoming space includes a built-in storage cupboard, an open fireplace with a wood burner, original oak tongue-and-groove flooring, and original quarry tiles. Two radiators and two sets of stairs lead to the first floor.

Cloakroom

A single-glazed leaded window to the front, original quarry tiles, a wash hand basin, a WC, and a radiator.

Drawing Room

19ft into bay x 14ft 6in (max)

This elegant room boasts a double-glazed sash bay window to the rear, a single-glazed oval window to the side, an open

feature fireplace, exposed beams, a TV and network point, and a radiator.

Dining Room

20ft 8in x 14ft 4in

With wood-panelled walls, an exposed beam ceiling, a double-glazed sash window to the rear, an open fireplace, original oak tongue-and-groove flooring, and a radiator, this room is perfect for formal dining.

Formal Lounge

20ft 11in (max) x 18ft 10in (max)

A spacious room featuring a double-glazed bay sash window to the side, French doors leading to the garden, an open fireplace with a brick surround, a TV point, original oak tongue-and-groove flooring, and two radiators.

Kitchen Diner

22ft 1in x 12ft 8in (max)

The fully fitted kitchen includes two double-glazed sash windows and one single-glazed window to the front, a range of wall and base units, a stainless steel sink and drainer, work surfaces with splashbacks, an integrated oven, a gas hob with a cooker hood, two radiators, a door to the front, and TV and network points.

Utility Room

A single-glazed leaded window and single glazed window to the side, plumbing for a washing machine, a water booster system, and the boiler.

Pantry

8ft 3in x 6ft 7in

Single-glazed window to the front and

plumbing, this space offers excellent storage.

Study

12ft 8in x 9ft 3in

Two single-glazed windows to the side, an open fireplace, and wood-effect flooring make this an ideal workspace.

Landing

A double-glazed window to the side, two sets of stairs from the hallway, a picture window to the side, a large lead-glazed window to the front, and built-in storage.

Bedroom One

18ft 10in (max) x 14ft 5in (plus door recess)

This generous bedroom features a double-glazed sash bay window to the side, an original feature fireplace with a panelled



surround, and a built-in wardrobe.

Bedroom Two

16ft x 12ft 8in

Wood-panelled walls, two double-glazed sash windows to the side, a feature fireplace, a wash hand basin with a vanity unit, and two radiators.

Bedroom Three

16ft 1in x 13ft 6in

Wood-panelled walls, two double-glazed sash windows to the rear, a feature fireplace, two radiators, and TV and network points.

Bedroom Four

15ft 6in x 14ft 5in (max)

Two double-glazed sash windows to the side.

Bedroom Five

12ft 11 (max) x 10ft x 11in (max)

Wood-panelled walls, a double-glazed sash window to the front, built-in storage, an original fireplace with a tiled surround, a radiator, and TV and network points.

Bedroom Six

11ft 9in x 11ft 3in

A double-glazed sash window to the front, a fireplace, TV and network points, and a radiator.

Bathroom

A single-glazed leaded window to the side, a wash hand basin, a bath and a radiator.

Cloakroom

A single-glazed window to the front and a WC.

Bathroom

A double-glazed sash window to the side, a wash hand basin, a bath, and a WC.

Loft Space

Accessed via stairs, this fully boarded storage space offers potential for conversion (subject to planning permission).

Basement

Accessed from the hallway, with a window to the side and additional storage space.

Gardens

The mature and established garden extends to almost 3/4 of an acre, with extensive lawns, a variety of trees and bushes, and excellent potential for creating outbuildings or garaging.

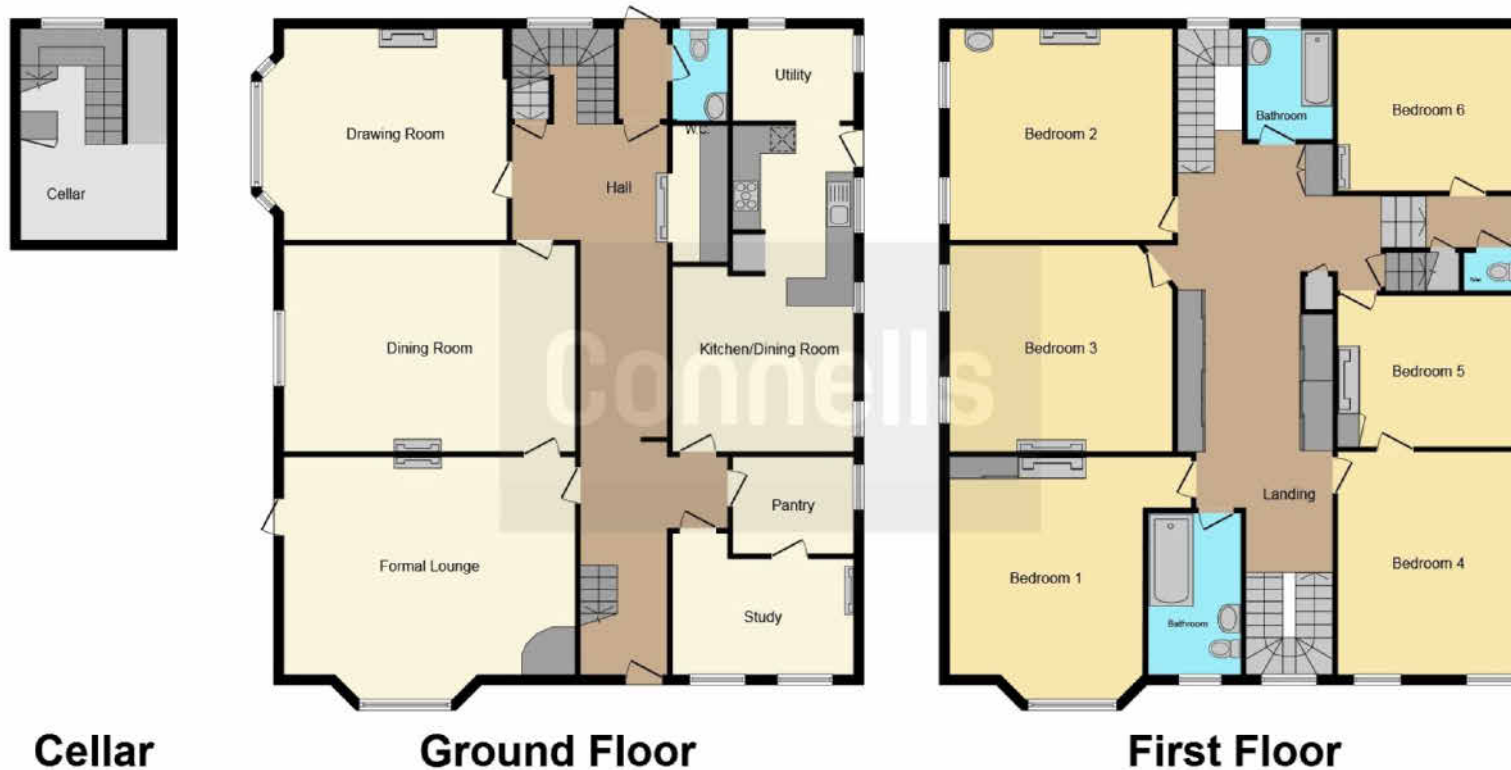
Parking

Ample off-street parking for multiple vehicles.

Agent's Remarks

This exceptional property retains a wealth of original features, including numerous fireplaces, wood panelling, picture rails, coving, and stunning sash bay windows. Set within a quiet and private setting on a generous plot of almost 3/4 of an acre, it is just moments from the town centre, providing easy access to local amenities, shops, and restaurants. A rare opportunity to own a characterful home in a prime location.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Connells

SIGNATURE

Standelfield, Standhill Road, Hitchin

A truly remarkable family home situated in one of Hitchin's most sought after locations. Standelfield is an imposing detached property situated in an elevated position on a plot of 0.7 of an acre. As one of the town's most notable homes built by local architect Frank Selby in 1906 as his family home, this is the first time Standelfield has been offered for sale since 1949. The capacious internal accommodation spans approximately 4000 sq ft. Standhill Road is a rarely available quiet location close to excellent schooling and the town centre while the mainline station is just a short stroll.

£1,695,000

Tenure: Freehold

EPC Rating: D



To view this property please contact us on

01462 437 666

or email hitchin@connells.co.uk

14 High Street, Hitchin, Hertfordshire SG5 1AT

CONNELLS.CO.UK



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

