



Greenside
Where serenity
meets sophistication

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 **ashtons**
land & new homes

Langley, Hitchin

Welcome to Greenside

Greenside is an exclusive development of just six detached luxury homes, thoughtfully designed to offer the perfect balance of countryside charm and contemporary living.

Set within the picturesque village of Langley, near Hitchin. With breathtaking open countryside views and a peaceful rural setting, Greenside offers an idyllic retreat without compromising on comfort or connectivity.

Each home has been carefully crafted with flexible layouts over two floors. Ideal for modern family life, enjoy a generous plot, with most benefiting from a desirable southerly aspect.



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meets sophistication

Location Langley, Hitchin



Exceptional Transport Connectivity:

Langley benefits from outstanding transport links, with easy access to Hitchin, Stevenage, and Welwyn Garden City railway stations - all offering fast and frequent services into London, Cambridge, and the wider region. Hitchin Station, the nearest major rail hub, provides direct connections to King's Cross in around 30 minutes, while Stevenage and Welwyn Garden City offer additional commuter flexibility with extensive timetables and fast services. Convenient access to the B656 and A1(M) ensures smooth road travel, making the location ideal for both commuters and families who require dependable regional connectivity.

Together, these transport options make Langley perfectly positioned for those seeking countryside living with exceptional access to London and key regional centres.

Outstanding schooling close by:

Langley benefits from exceptional school options within short reach. Local primary schools such as Samuel Lucas JMI and Highover JMI both have strong recent inspection outcomes, while secondary education is well served by Hitchin Boys' School and Hitchin Girls' School, both rated Outstanding by Ofsted.

A wider choice of good and outstanding schools in the surrounding villages (Codicote, Offley, Ickleford) makes the area particularly attractive to families.

For official catchment maps and admissions criteria, Hertfordshire County Council publishes priority areas and the home-to-school distance methodology.

Travel Times Overview:

By Train (from Hitchin):

- London King's Cross: ~30 minutes
- London St Pancras: ~35 minutes
- Cambridge: ~35-40 minutes

By Train (alternative options):

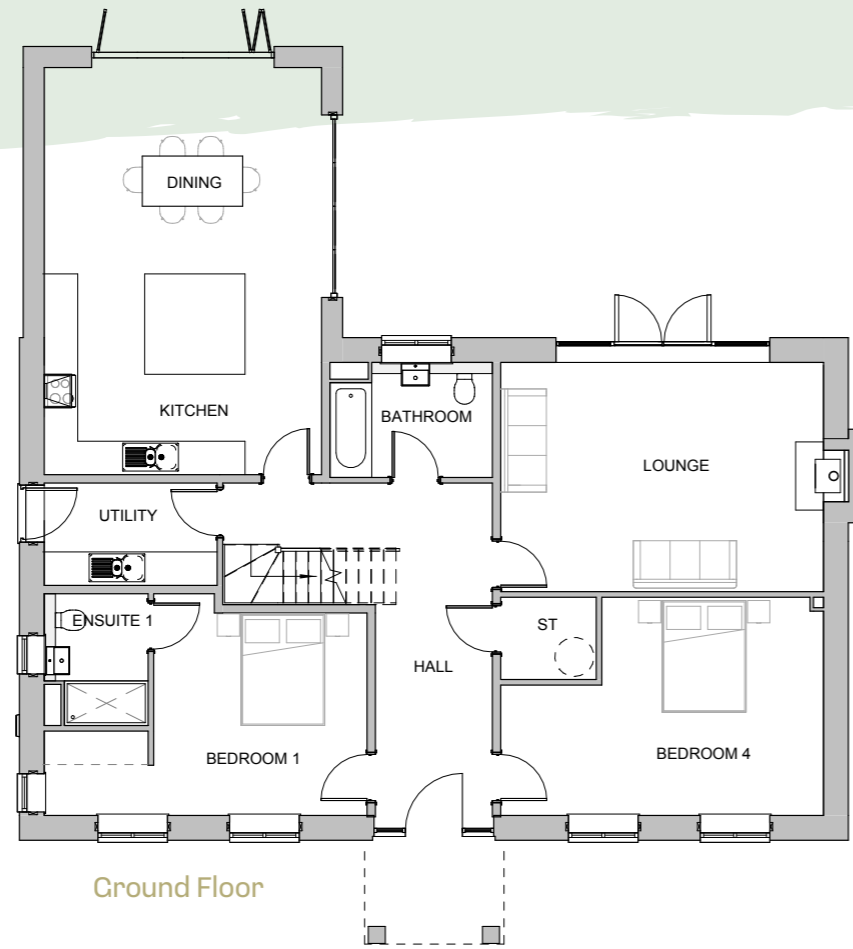
- Fast services available from Stevenage and Welwyn Garden City.
- Multiple rail stations provide commuter redundancy and timetable flexibility.

By Road:

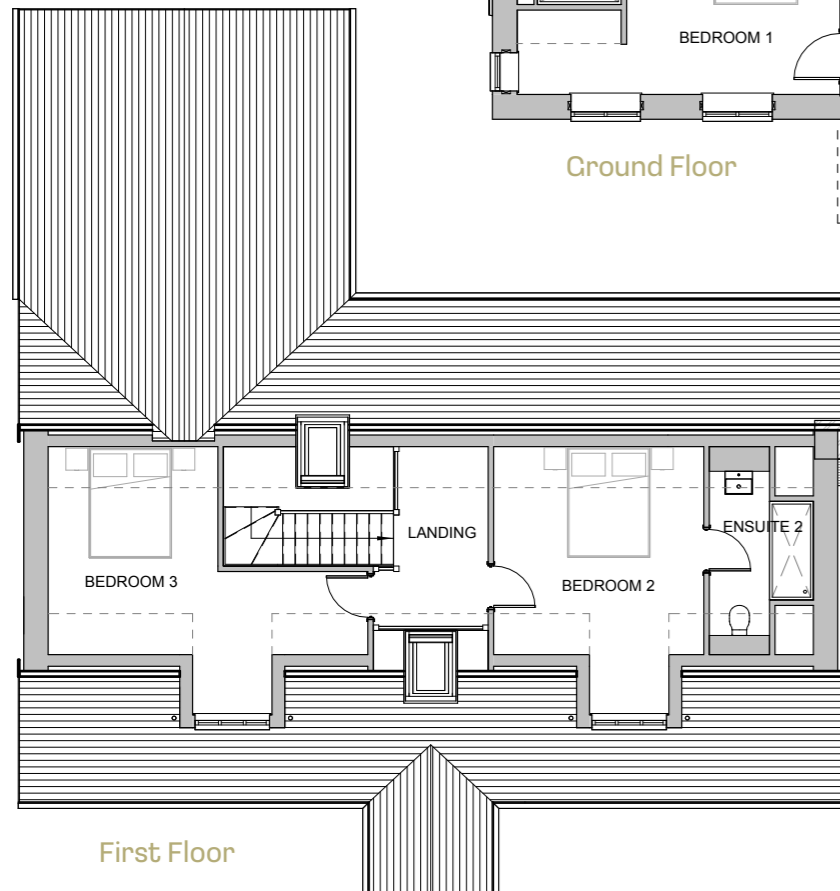
- Hitchin: 8-10 minutes
- Stevenage: 10-12 minutes
- Welwyn Garden City: 18-20 minutes
- A1(M) access: 10-12 minutes

Plans

Plots 1 & 4



Ground Floor



First Floor



Ground Floor

Lounge:	5.79m x 4.11m	18' 12" x 13' 6"
Kitchen Diner:	4.97m x 7.30m	16' 4" x 23' 11"
Utility:	3.10m x 1.84m	10' 2" x 6' 0"
Bedroom 1:	3.82m x 3.63m	12' 6" x 11' 11"
Ensuite 1:	1.86m x 2.36m	6' 1" x 7' 9"
Bedroom 4:	5.79m x 3.91m	18' 12" x 12' 10"
Bathroom:	2.91m x 2.06m	9' 7" x 6' 9"

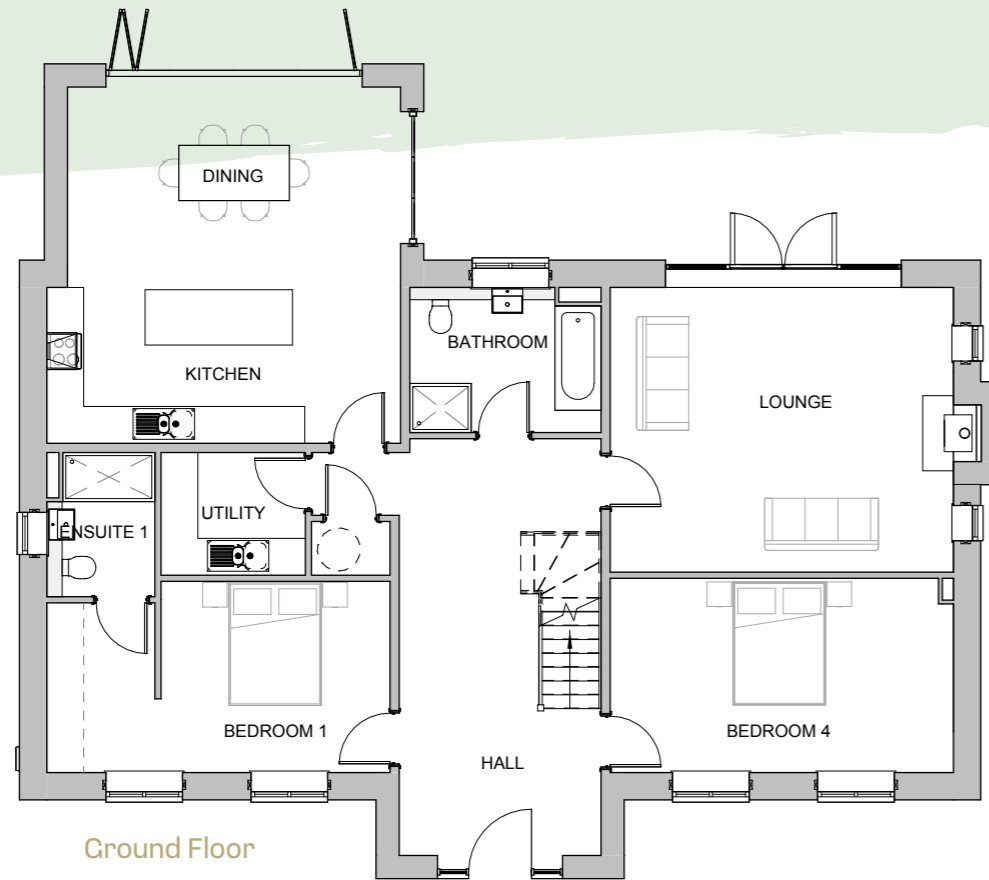
First Floor

Bedroom 2:	3.84m x 3.80m	12' 7" x 12' 6"
Ensuite 2:	1.90m x 3.80m	6' 3" x 12' 6"
Bedroom 3:	5.84m x 3.80m	19' 2" x 12' 6"

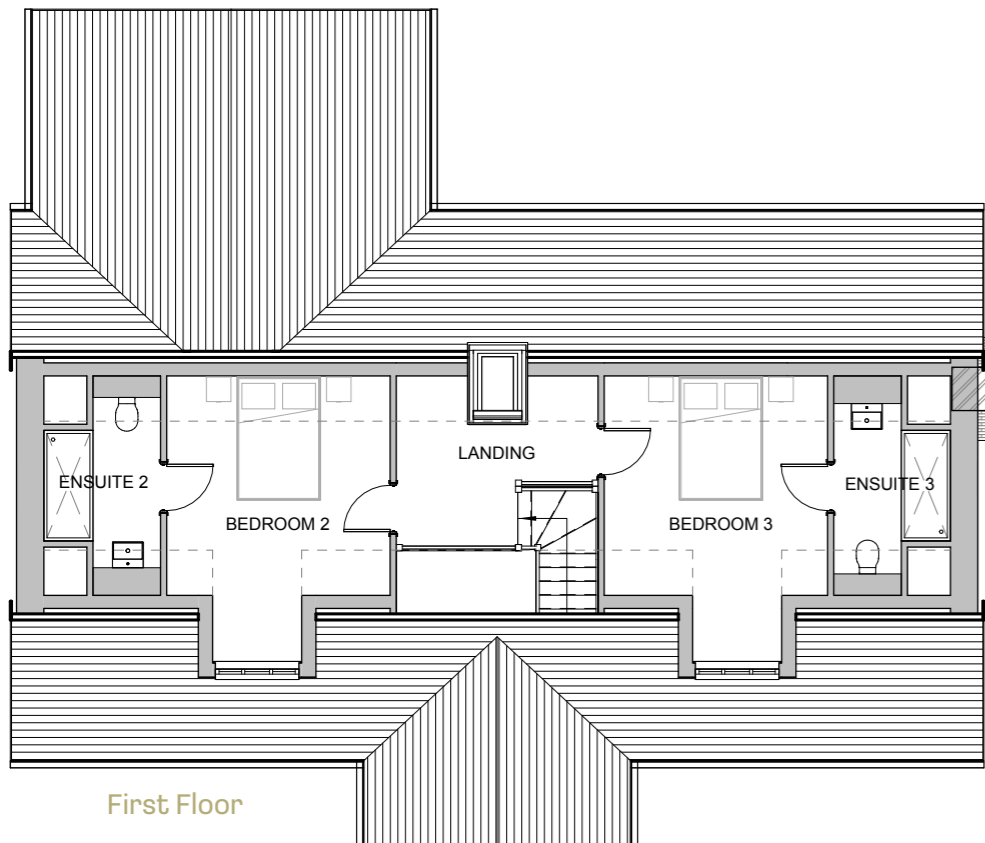
Total Area: 194.4 m² / 2,093 ft²

Plans

Plot 2



Ground Floor



First Floor



Ground Floor

Lounge:	5.59m x 4.64m	18' 4" x 15' 3"
Kitchen Diner:	5.76m x 5.80m	18' 11" x 19' 00"
Utility:	2.35m x 2.00m	7' 9" x 6' 7"
Bedroom 1:	3.73m x 3.11m	12' 3" x 10' 2"
Ensuite 1:	1.76m x 2.35m	5' 9" x 7' 9"
Bedroom 4:	5.59m x 3.16m	18' 4" x 10' 4"
Bathroom:	3.11m x 2.36m	10' 2" x 7' 9"

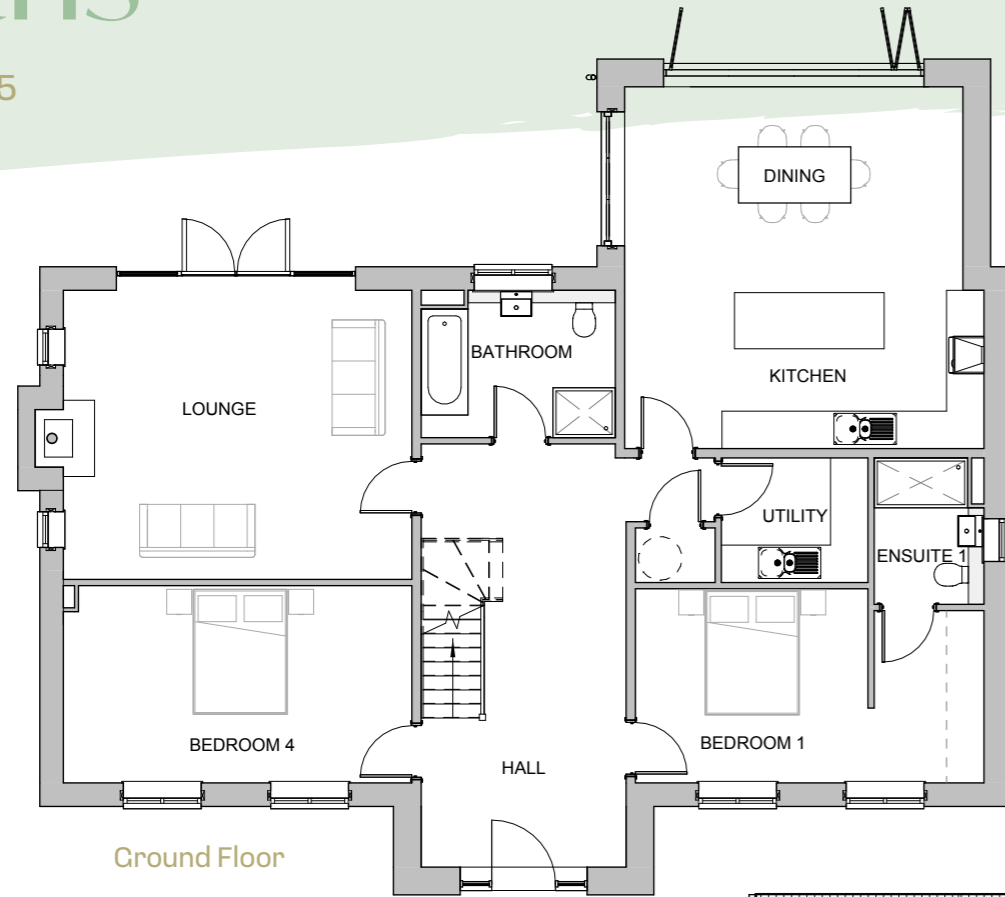
First Floor

Bedroom 2:	3.64m x 3.57m	11' 11" x 11' 9"
Ensuite 2:	1.90m x 3.57m	6' 3" x 11' 9"
Bedroom 3:	3.64m x 3.57m	11' 11" x 11' 9"
Ensuite 3:	1.90m x 3.57m	6' 3" x 11' 9"

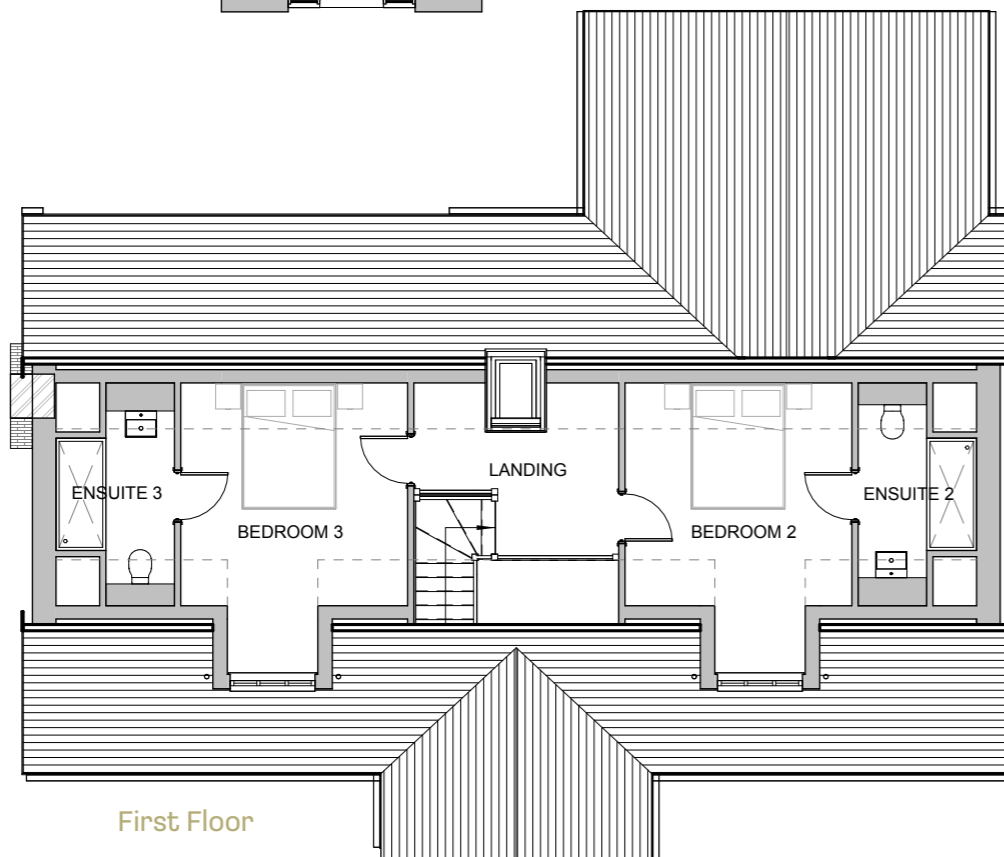
Total Area: 191.77 m² / 2,064 ft²

Plans

Plots 3 & 5



Ground Floor



First Floor



Ground Floor

Lounge:	5.59m x 4.64m	18' 4" x 15' 3"
Kitchen Diner:	5.76m x 5.80m	18' 11" x 19' 00"
Utility:	2.35m x 2.00m	7' 9" x 6' 7"
Bedroom 1:	3.73m x 3.11m	12' 3" x 10' 2"
Ensuite 1:	1.76m x 2.35m	5' 9" x 7' 9"
Bedroom 4:	5.59m x 3.16m	18' 4" x 10' 4"
Bathroom:	3.11m x 2.36m	10' 2" x 7' 9"

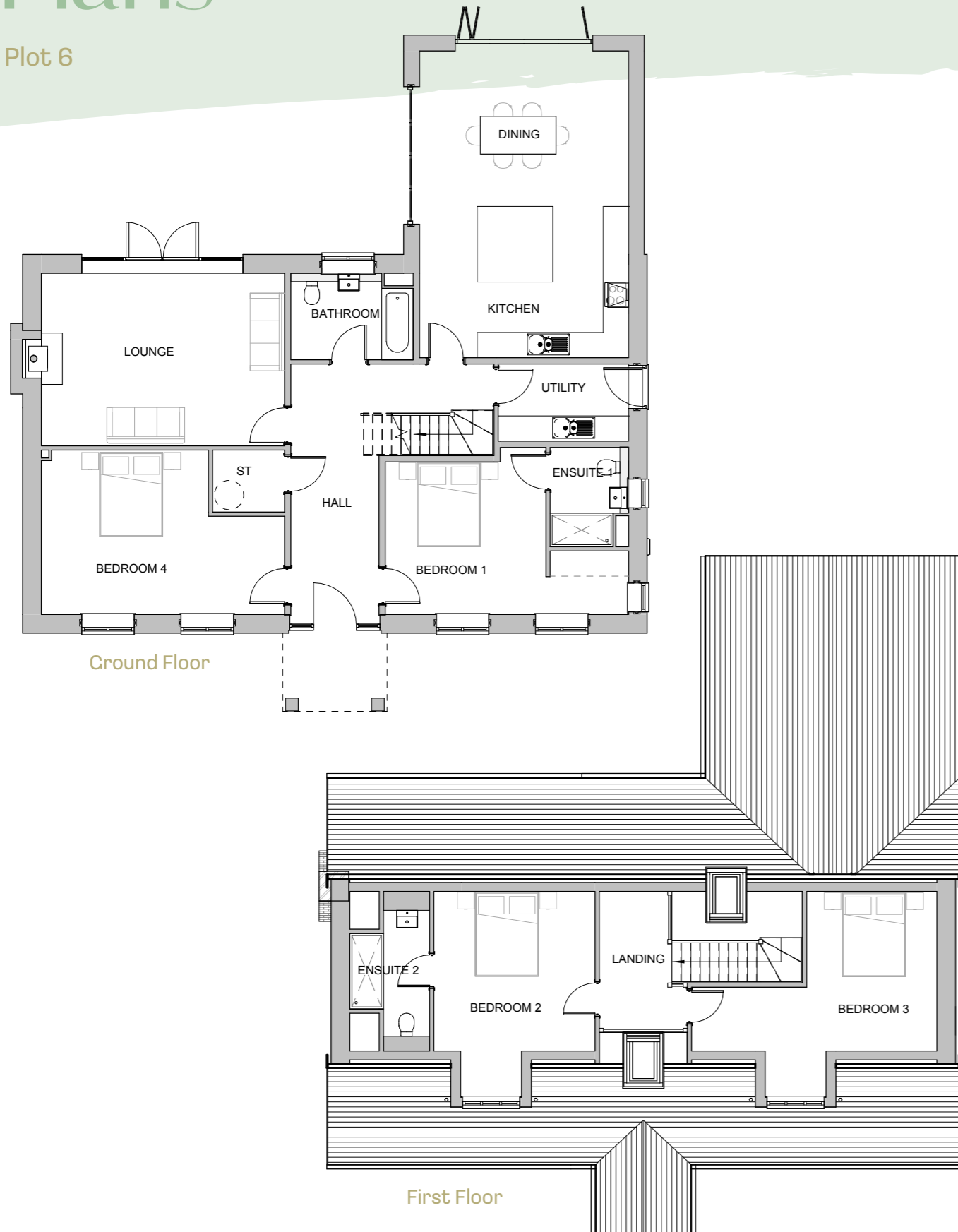
First Floor

Bedroom 2:	3.64m x 3.57m	11' 11" x 11' 9"
Ensuite 2:	1.90m x 3.57m	6' 3" x 11' 9"
Bedroom 3:	3.64m x 3.57m	11' 11" x 11' 9"
Ensuite 3:	1.90m x 3.57m	6' 3" x 11' 9"

Total Area: 191.77 m² / 2,064 ft²

Plans

Plot 6



Ground Floor

Lounge:	5.79m x 4.11m	18' 12" x 13' 6"
Kitchen Diner:	4.97m x 7.30m	16' 4" x 23' 11"
Utility:	3.10m x 1.84m	10' 2" x 6' 0"
Bedroom 1:	3.82m x 3.63m	12' 6" x 11' 11"
Ensuite 1:	1.86m x 2.36m	6' 1" x 7' 9"
Bedroom 4:	5.79m x 3.91m	18' 12" x 12' 10"
Bathroom:	2.91m x 2.06m	9' 7" x 6' 9"

First Floor

Bedroom 2:	3.84m x 3.80m	12' 7" x 12' 6"
Ensuite 2:	1.90m x 3.80m	6' 3" x 12' 6"
Bedroom 3:	5.84m x 3.80m	19' 2" x 12' 6"

Total Area: 194.4 m² / 2,093 ft²

Site Plan



Specification

Internal Specification

Under Floor Heating to Ground floor

Premium Benchmark Kitchen (Marlow Range - Colour Choice subject to build stage)

Bosch Integrated Appliances

Dishwasher

Double Ovens

Full Height Fridge and Full Height Freezer

Induction Hob

Extractor

Wine Display Fridge

Quartz Worktops (Colour Choice subject to build stage)

Quooker Hot Tap

Luxury Vinyl Flooring (Herringbone Pattern - Traditional English Oak)

Roca Sanitaryware

External Specification

Carport

Block Paved Driveway

EV Charger

External Tap

Power Points

Tiled Patio Areas

Air Source Heat Pump (Mitsubishi)

10 Year Build Warranty - Protek

