



Hunters Lodge • Little Lane • Pirton • Hitchin • Hertfordshire • SG5 3QR

Guide Price £625,000

Charter Whyman

TOWN & VILLAGE HOMES



Posher Than Next Door



STYLISH VILLAGE HOME THREE BEDROOMS GARAGE AND LARGE DRIVEWAY

THE PROPERTY

Modern, well-designed detached three-bedroom home offering stylish, comfortable and highly practical living, ideal for families or those seeking flexible space.

The contemporary kitchen, bathroom, ensuite shower room and downstairs WC are all finished to a high standard, providing a clean, modern feel throughout with quality fittings and thoughtful design.

Downstairs features two spacious open-plan living areas, creating a bright and sociable layout. This includes a welcoming sitting area, a defined dining space and a well-appointed kitchen, perfectly suited for both everyday living and entertaining.

A separate utility room adds further convenience and valuable additional storage.

Upstairs provides three generously sized bedrooms, each offering ample space for furnishings and natural light, making them both comfortable and versatile.

Externally, the property benefits from a garage and a large driveway to the front, providing ample off-road parking.

The rear offers a compact yet functional garden, currently arranged with dog kennels, alongside an attractive decking area complete with a timber canopy—an excellent space for

THE LOCATION

Pirton is a picturesque village in North Hertfordshire, located around three miles northwest of Hitchin and close to the Bedfordshire border. With a population of just over 1,400, it offers a peaceful rural setting while remaining within commuting distance of London.

Rich in history, Pirton dates back to the Domesday Book, where it was recorded as "Peritone," meaning "homestead of pears." The village features many historic buildings, including St Mary's Church and the remains of a Norman motte-and-bailey castle at Toot Hill.

Surrounded by attractive countryside on the edge of the Chiltern Hills Area of Outstanding Natural Beauty, Pirton is popular with walkers, particularly along the ancient Icknield Way, and has a strong, active community with local amenities and traditional pubs.



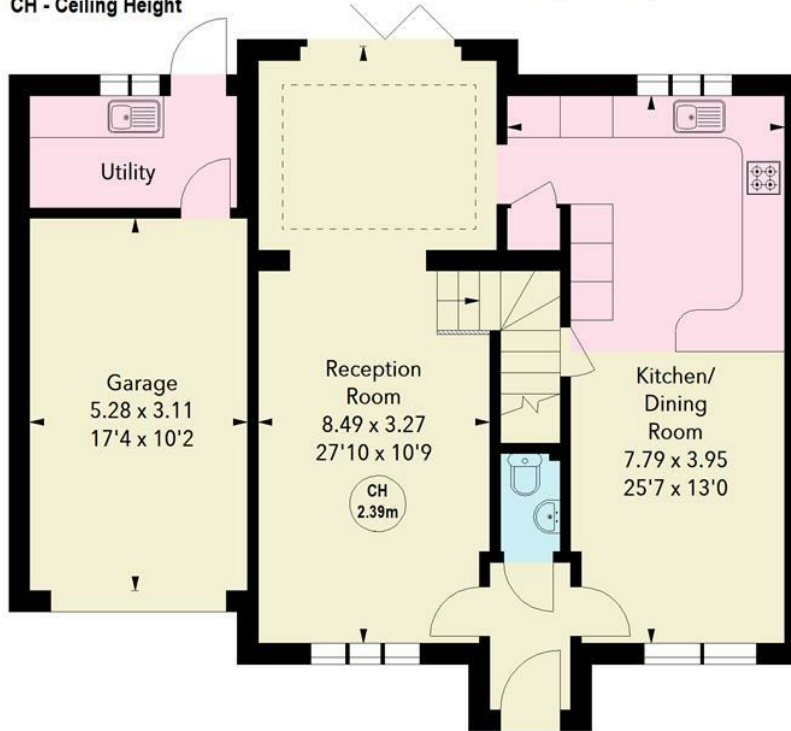




Hunters Lodge,
Little Lane,
Pirton, SG5

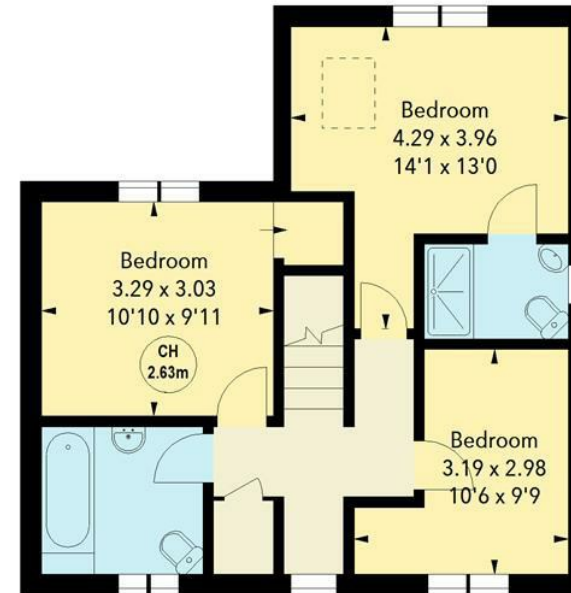
Approximate Area = 134.24 sq m / 1445 sq ft
(Including Garage & Utility)
Garage & Utility Area = 21.55 sq m / 232 sq ft

Key :
CH - Ceiling Height



Ground Floor

Approx. 84.63 sq m / 911 sq ft



First Floor

Approx. 49.61 sq m / 534 sq ft



Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
© Orange Tree Photography

These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Please note that the stated floor area *may* include the garage and other areas outside the living space. Whilst we do not doubt the accuracy of the floor plan or any other information provided, we make no guarantee, warranty or representation as to this accuracy or the completeness of these particulars. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction that it is suitable for your requirements.

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TENURE

FREEHOLD

RESTRICTIVE COVENANTS

A restrictive covenant is a clause in an agreement that restricts, limits, prohibits, or restricts how owners can use a property. These could include: property use (e.g., business and rental use), the number and type of vehicles allowed on the property, fence height and type, removal of trees, paint colours for the front door or garage, installation of satellite dishes and even types of animals allowed at the property. For more information, please ask the agent.

EASEMENTS

Having an easement on your property means that a third party (an individual or a utility company for example) has a right to use your property for a particular purpose. This could be passing by foot or with vehicles over your property, or a right to pass service media for utilities on, over or under your property. An easement could also allow a neighbour to access your property in order to carry out repairs to their own property. For more information, please ask the agent.

CONSTRUCTION

Cavity walls under a pitched tiled roof.

SERVICES

Mains water, sewerage, gas and electricity are connected to the property.

EPC RATING

Band - B

BROADBAND SPEED

A choice of provider claiming up to 60 Mbps.

MOBILE SIGNAL

Most providers claim 5G.

LOCAL AUTHORITY

North Herts District Council
Gernon Road
Letchworth Garden City
Hertfordshire SG6 3BQ

Tel: 01462 474000

www.north-herts.gov.uk

LISTED PROPERTY

The property is not listed.

COUNCIL TAX

Band - F

CONSERVATION AREA

The property is located in a conservation area.

FLOODING

Properties can be at risk of flooding and it is important for you to check if the property has been flooded in the last 5 years, what flood defences are in place and source of any flooding. For more information, please ask the agent.

VIEWING APPOINTMENTS

All viewing and negotiations strictly through
Charter Whyman.

Charter Whyman

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www.charterwhyman.co.uk