



**NORGANS**  
 Surveyors & Estate Agents

**LONDON ROAD**  
**ST IPPOLYTS**



## London Road

St Ippolyts  
Hertfordshire SG4 7NE

Guide Price £1,400,000

A discreetly located unique detached residence with two bedroom annexe currently used as additional accommodation to the main house. In addition a double garage and workshop sit within stunning gardens in approximately 0.86 acre plot. Situated just south of Hitchin, this enormous single storey dwelling offers highly versatile accommodation ideal for a multi generational family, as a wonderful home for a growing family or as a superb base for large scale entertaining. In our opinion the property is highly suitable as live/work premises with the external outbuilding/ summerhouse ideal as a home office. The landscaped gardens wrap around the house with extensive parking and carport to the front.

The property offers outstandingly spacious rooms with four double bedrooms, two bathrooms, two reception rooms, conservatory and a large fitted kitchen. The building has a fully integrated two bedroom annexe complete with kitchen and shower room. This has the added benefit of independent access to the front and rear.

The property is accessed via a long driveway with beech and conifer hedges for added privacy.

Internal viewing highly recommended to appreciate this stunning and highly desirable property.

### Viewing

By appointment with Norgans Estate Agents.





## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

Storm Porch with entrance door opening to:-

#### Reception Hall

10'8" x 8'8" (3.25 x 2.64)

Plus cloaks cupboard and shelved cupboard. Radiator. Opening to Inner Hall. Double doors to:-

#### Lounge

24'0" x 15'10" (7.32 x 4.83)

Large central fireplace with woodburner. Oak and carpet flooring. Three radiators. Coved ceiling. Dual aspect double glazed windows.

#### Dining Room

17'6" x 10'4" (5.33 x 3.15)

Plus cupboard. Radiator. Double glazed patio door to:-

#### Conservatory

14'0" x 13'0" (4.27 x 3.96)

UPVC double glazed construction standing on a brick base. Radiator. Air conditioning unit (not tested). Double doors to the sun terrace.

#### Kitchen

13'10" x 9'10" (4.22 x 3.00)

Fitted with a range of white floorstanding and wall mounted units with drawers. Granite worksurfaces. Twin stainless steel sinks. Integrated fridge and freezer (not tested). Integrated microwave (not tested). Integrated dishwasher (not tested). Integrated double oven with gas hob (not tested). Dual aspect double glazed windows.

#### Rear Lobby

11'0" x 3'6" (3.35 x 1.07)

Doors to front and rear. Door to Annexe.

NB. This area could provide independent external access to the Annexe.

#### Inner Hall

16'0" x 2'10" (4.88 x 0.86)

Doors to:-

#### Bedroom One

13'0" x 12'8" (3.96 x 3.86)

Plus a range of three double fitted wardrobes. Radiator. Coved ceiling. Double glazed window to front.

#### En-Suite

9'7" x 5'8" (2.92 x 1.73)

Fitted with a white suite comprising bath with shower unit over (not tested), low level W.C, vanity washbasin and bidet. Radiator. Tiled walls. Tiled floor. Double glazed window to front.

#### Bedroom Two

13'8" x 11'2" (4.17 x 3.40)

Plus entrance recess. Currently used as an office. Radiator. Double glazed window to rear. Door to Covered Side Passageway.

#### Bedroom Three

14'0" x 11'7" (4.27 x 3.53)

Plus 2 fitted double wardrobes. Radiator. Double glazed window to rear.

#### Bedroom Four

10'7" x 9'0" (3.23 x 2.74)

Including fitted wardrobes. Radiator. Double glazed window to rear.

#### Family Bathroom

9'7" x 7'0" (2.92 x 2.13)

Fitted with a white suite comprising bath, low level W.C and vanity washbasin. Heated towel radiator. Double glazed window to front.

#### Walk-in airing cupboard

9'7" x 3'7" (2.92 x 1.09)

Housing gas fired boiler (not tested) and shelved wall.

#### ANNEXE/ HOME OFFICE

Comprising:-

#### Hall

13'8" x 3'4" (4.17 x 1.02)

Radiator. Doors to:-

#### Lounge

14'0" x 9'9" (4.27 x 2.97)

Electric heater. Dual aspect windows and door opening to the garden.

#### Kitchen

7'10" x 6'3" (2.39 x 1.91)

Fitted with a range of modern oak effect floorstanding and wall mounted units with drawers. Rolled edge worksurfaces. Tiled floor. Tiled walls. Stainless steel sink unit. Space and plumbing for washing machine. Space for tumble dryer. Space for fridge/freezer. Double glazed window to front.

#### Bedroom One

9'10" x 9'5" (3.00 x 2.87)

Radiator. Double glazed window to rear.

#### Bedroom Two

11'10" x 10'3" (3.61 x 3.12)

Currently laid out as an office.

Radiator. Double glazed window to front.

#### Shower Room

6'0" x 5'6" (1.83 x 1.68)

Fitted with a white suite comprising shower enclosure, vanity washbasin and low level W.C. Tiled floor. Tiled walls. Double glazed window to front.

#### OUTSIDE

#### Covered Side Passageway

31'4" x 4'0" (9.55 x 1.22)

Butler sink. Double glazed windows to front and rear. Doors to front driveway, garage and workshop.

#### Workshop

19'6" x 16'3" (5.94 x 4.95)

Power and light connected. Double glazed windows to rear. Double doors to Garage.

#### Garage

19'6" x 16'7" (5.94 x 5.05)

Power and light connected. Remote controlled electrically powered vehicular entry door. Internal door to Covered Side Passageway.

#### At the Front

The property is well screened from the London Road and accessed via a long tarmaced driveway with beech and conifer hedging opening out to an extensive parking area which provides access to the Carport and Double Garage.

#### Gardens

Set on a 0.86 acre plot the property is surrounded by stunning formal gardens and contains numerous stores, summerhouse (also suitable as a home office) plus greenhouse buildings.

The superb plot has been lovingly tended over many years by the current vendors who enjoy the peace, tranquility and tucked away location. The kitchen garden and 'Chicken Palace' provide plenty to keep the family busy with masses of space to be able to enjoy true freedom at home.

#### FLOOR PLANS

Please note that the floor plans are not to scale and are intended for illustrative purposes only. Any dimensions given are approximate. Therefore the accuracy of the floor plans cannot be guaranteed.

#### COUNCIL TAX BAND

We are advised that the Council Tax Band for this property is Band G. This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.

#### EPC RATING D

TBA

#### FLOOR AREA

TBA but approximately 2,500 sq.ft plus outbuildings

#### SERVICES

All mains services are understood to be installed and connected. Please note that we have not tested any services installations or appliances.

#### AGENT NOTE

On Land adjacent to 'The Pound' there is an active residential development underway with its own independent access further up London road.



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