

# The Well

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H O L W E L L - H I T C H I N

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The Well

Timeless design, modern living

Set opposite St Peter's Church in the tranquil village of Holwell, The Well is an exclusive collection of six thoughtfully designed 3 and 4 bedroom homes. Surrounded by open countryside and just 3 miles from Hitchin, the development offers a rare balance of village charm and everyday convenience.

**PLOT 1**



**4 bedroom** detached home with garage and 2 parking spaces

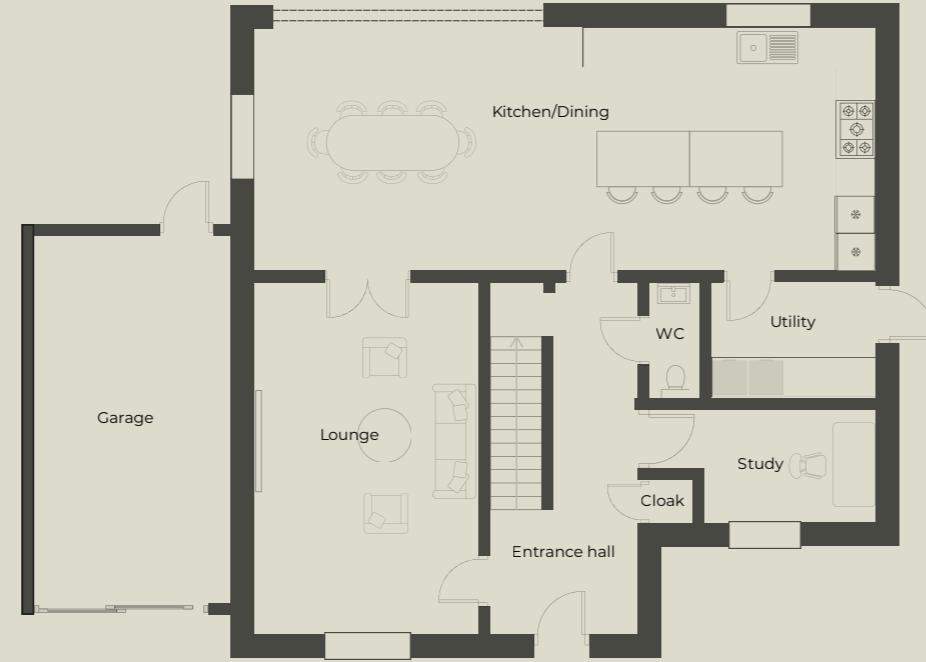
**Ground Floor**

Kitchen / Dining:	9.97m x 3.88m	32' 9" x 12' 9"
Lounge:	5.73m x 3.61m	18' 10" x 11' 10"
Study:	2.83m x 1.88m	9' 3" x 6' 2"

**First Floor**

Master Bedroom:	4.05m x 3.77m	13' 3" x 12' 4"
Bedroom 2:	3.61m x 3.45m	11' 10" x 11' 4"
Bedroom 3:	3.70m x 3.48m	12' 2" x 11' 5"
Bedroom 4:	4.32m x 3.20m	14' 2" x 10' 6"

<b>Total Area</b>	178.1 sq.m	1917 sq.ft
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**PLOT 2**



**4 bedroom** detached home with garage, 3 parking spaces and large garden

**Ground Floor**

Kitchen / Dining:	9.97m x 6.70m	32' 9" x 22' 0"
Lounge:	5.85m x 3.79m	19' 2" x 12' 5"
Study:	2.46m x 2.30m	8' 1" x 7' 7"

**First Floor**

Master Bedroom:	4.18m x 3.66m	13' 9" x 12' 0"
Bedroom 2:	3.00m x 3.00m	9' 10" x 9' 10"
Bedroom 3:	3.64m x 3.04m	11' 11" x 10' 0"
Bedroom 4:	3.78m x 3.06m	12' 5" x 10' 0"

<b>Total Area</b>	203.7 sq.m	2193 sq.ft
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PLOT 3 & 4



4 bedroom semi-detached homes with 2 parking spaces



Ground Floors

Kitchen / Diner:	7.69m x 5.91m	25' 3" x 19' 5"
Living Room:	4.12m x 3.71m	13' 6" x 12' 2"

First Floors

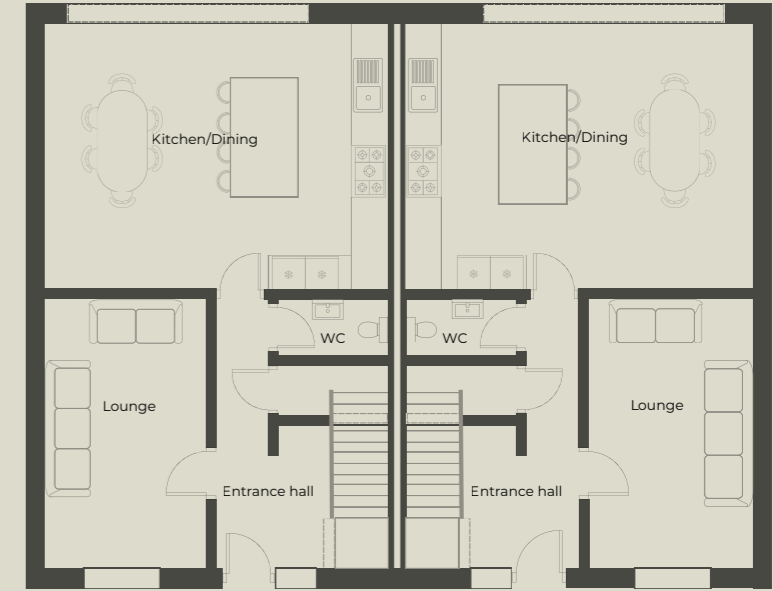
Bedroom 1:	4.56m x 3.55m	15' 0" x 11' 8"
Bedroom 2:	4.79m x 2.91m	15' 9" x 9' 7"
Bedroom 3:	3.93m x 2.83m	12' 11" x 9' 3"
Bedroom 4:	3.59m x 2.65m	11' 9" x 8' 8"

<b>Total Area</b>	146.2 sq.m	1574 sq.ft
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PLOT 5 & 6



3 bedroom semi-detached homes with 2 parking spaces



Ground Floors

Kitchen / Diner:	6.21m x 4.83m	20' 4" x 15' 10"
Sitting room:	4.85m x 2.94m	15' 11" x 9' 8"

First Floors

Bedroom 1:	5.23m x 2.93m	17' 2" x 9' 7"
Bedroom 2:	3.46m x 3.16m	11' 4" x 10' 4"
Bedroom 3:	5.13m x 3.32m	16' 10" x 10' 11"

<b>Total Area</b>	118.7 sq.m	1278 sq.ft
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## KITCHENS

- Contemporary, shaker style units & feature island
- Stainless steel handles
- Quartz worktops and 100mm upstands
- Soft close drawers and hinges
- Under cabinet lighting
- 1,5 bowl undermounted sink
- Quartz splashback
- Bosch single fan oven
- Bosch built-in microwave
- Bosch induction hob and extractor hood
- Fully integrated dishwasher
- Fully integrated fridge/freezer (full height to plot 2, 70/30 split to others)



## UTILITY (On detached homes only)

- Contemporary, shaker style units and plinths
- Stainless steel handles
- Quartz worktops and 100mm upstands
- Soft close drawers and hinges
- Mixer tap in stainless steel (TBC)
- Under cabinet lighting
- Undermounted sink

## FLOORING & WALLS

- Amtico Spacia flooring to ground floor
- Fitted carpet to stairs, landing and bedrooms
- Porcelain tiles to utility, WC, bathrooms and en-suites
- Easy care white emulsion paint to wall
- White emulsion to ceilings

## JOINERY AND IRONMONGERY

- White cottage style moulded internal doors
- White moulded skirting boards
- White moulded architraves
- Satin nickel or chrome door handles
- Brushed chrome switches and sockets
- Stairs - black metal spindle and handrail in oak to plots 1 & 2, white painted spindles to others

## ELECTRICS, LIGHTING AND HEATING

- Air source heat pump, underfloor to ground floor, conventional radiators to first floor
- LED downlights, spotlight bars and pendants
- Smoke detectors
- Openreach Fibre to all properties & Ethernet connection points

## WC, BATHROOMS & EN-SUITES

- Roca Debba toilet with soft close seat
- Roca Ona wall hung toilet with soft close seat to WCs
- Low profile shower trays
- Divera sliding shower door
- Hansgrohe Vernis thermostatic shower and rail in chrome
- HIB Globe mirror with LED light
- Roca Ona vanity unit
- Hansgrohe taps in chrome
- Bray shower screen over bath (where there is no separate shower cubicle)
- Towel radiator in chrome



Holwell is a picturesque village located just three miles north of Hitchin, combining easy access to the town centre and station with the appeal of beautiful surrounding countryside. From the property, there are delightful views across open countryside and towards St Peter's Church, enhancing the village's tranquil character.

Hitchin is a highly desirable market town, rich in character and charm, offering an excellent range of shopping and recreational facilities. It features specialist shops, a popular weekly market, a wide choice of restaurants, wine bars and cafés, is well known for its nearby lavender fields, and benefits from a selection of well-regarded schools.

Hitchin is well placed for commuters, with fast and frequent rail services to London King's Cross and St Pancras in under 30 minutes, and Cambridge in approximately 40 minutes. The town also benefits from convenient access to Junction 8 of the A1(M) and connections across to the M1.





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