



Harcourt

Stevenage Road, St Ippolyts, Hitchin,
Hertfordshire, SG4 7PE

Guide Price £1,450,000

country
properties

Set in the sought-after village of St Ippolyts, just moments from the historic market town of Hitchin, this impressive detached residence offers exceptional space, privacy, and character with the benefit of no onward chain.

This substantial five/six bedroom detached family home sits on a generous plot with beautiful gardens to the front and rear. Inside, the property offers over 3000 sqft of versatile accommodation across two floors. To the ground floor is a spacious entrance hall, large living room with beautiful brick fireplace containing log burner, modern kitchen/breakfast room with island which leads to a separate utility room with adjoining WC and laundry room. There are two further reception rooms including a dining room and a family room to the rear with patio sliding doors onto the garden.

On the first floor is a spacious landing with access to all bedrooms and bathroom. The primary bedroom faces over the established rear garden and provides fitted wardrobe space and modern ensuite shower room. There are two further double bedrooms offering ensuites and three double bedrooms in which one can be utilised as an office. The large family bathroom includes bath with shower attachment, WC and wash hand basin.

To the outside is a wonderful, private South Facing rear garden which is mainly laid to lawn including patio space, outbuilding and a fenced wild garden with pond. To the front is a lawned area and sweeping driveway leading to a generous double garage with fitted electrics and two fast chargers.

St Ippolyts is a charming village known for its community feel and tranquil rural surroundings with an excellent local primary school, rated Good by Ofsted. Despite its countryside setting, the property is only a short drive or an easy walk from Hitchin, with its variety of shops, restaurants, and a number of excellent schooling options, as well as access to a range of independent schools. Commuters will appreciate the excellent transport links, with easy access to the A1(M), airports and mainline train services to London from Hitchin station.

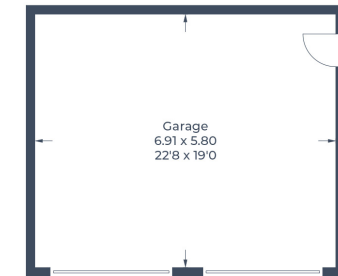
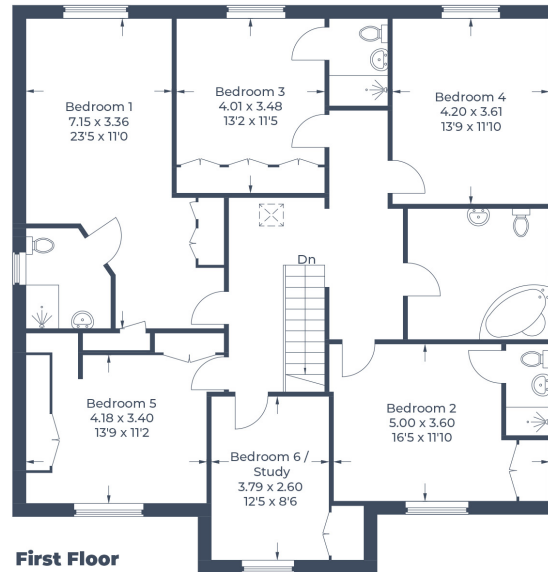
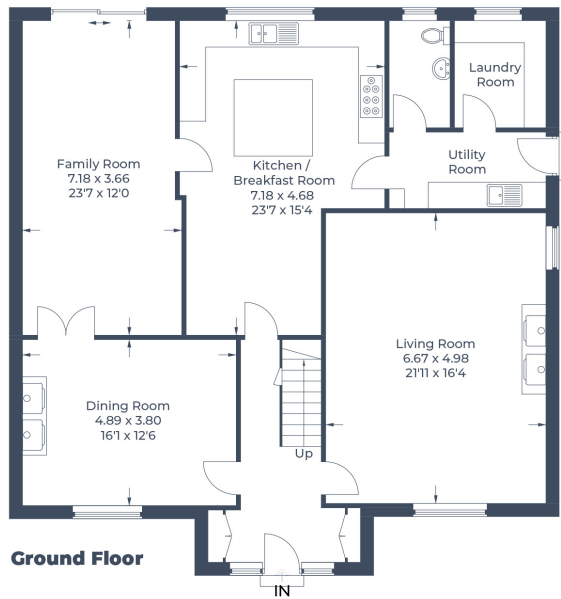
- Detached family home
- Five/Six double bedrooms
- South facing rear garden
- Four bathrooms
- Over 3000 sqft of versatile accommodation
- Double garage with fitted electrics
- Well established gardens to front and rear
- 9 mins, 2.2 miles to Hitchin train station (as per Google maps)
- 6 mins, 1.9 mile drive to Hitchin town centre (as per Google maps)







Approximate Gross Internal Area
 Ground Floor = 138.1 sq m / 1,486 sq ft
 First Floor = 137.5 sq m / 1,480 sq ft
 Garage = 40.0 sq m / 430 sq ft
 Total = 315.6 sq m / 3,396 sq ft



(Not Shown In Actual Location / Orientation)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		64	73
		EU Directive 2002/91/EC	

Illustration for identification purposes only,
 measurements are approximate, not to scale.

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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