



# Ladygrove Mews

Hitchwood Lane, Preston, Hitchin,  
Hertfordshire, SG4 7SA

**Guide Price £575,000**

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properties



Located within beautiful grounds in a private and exclusive gated development is this unique Grade II listed Lutyens designed barn conversion. The property is set within the idyllic village of Preston and within a 10 minute drive to Hitchin town centre. This charming property boasts modern and spacious living with a delightful open plan kitchen/living space with integrated Neff appliances along with an additional utility room and separate W.C. There are two bedrooms which both feature en-suites.

Outside there are amazing communal gardens and grounds which feature both a pond and outside BBQ area with W.C. There is visitor parking available and is one of four properties that benefits from a private garage with a space in front. The loft space above the garage is boarded with a drop down ladder for access. All properties at the development have ground sourced heat pumps for heating and hot water.

We have been advised by our vendor that the lease has 991 years remaining with a Service Charge of approximately £125 per month. There is no ground rent payable. The service charge payment includes buildings insurance and the up keep of the communal grounds including parking area and gardens.

- A stunning two bedroom barn conversion
- Grade II listed development designed by Sir Edwin Lutyens
- Highly desirable and sought after village location
- Located within beautiful grounds with communal garden
- 3.9 miles, 9 min drive to Hitchin town centre (as per Google maps)
- 4.4 miles, 13 min drive to Hitchin train station (as per Google maps)















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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