



Almshoebury Cottage

St Ippolyts, Hitchin,
Hertfordshire, SG4 7NS
Guide Price £775,000

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We are delighted to present this immaculate four bedroom semi-detached family house surrounded by open countryside and affording spectacular views. The property is nestled amongst six properties on a private road within the picturesque village of St Ippolyts.

St Ippolyts is a charming village known for its community feel and tranquil rural surroundings. 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. The property is also a 10 min drive / 15 min cycle from both Stevenage and Hitchin train stations, making commuting to London very easy.

To the ground floor is a spacious entrance hall, living room with log burner, separate utility room, shower room and modern open plan living to the rear including reception with lantern skylight, dining space and kitchen with island. This stunning space provides bi-folding doors along its width looking over the patio and large private garden, with unencumbered views over the open field beyond.

The first floor comprises a primary bedroom with en-suite shower room, two further double bedrooms, a good-sized single bedroom as well as a large family bathroom which includes bath with shower.

All rooms overlook beautiful countryside. To the rear is a private enclosed garden spanning 115 ft, comprising large patio space, mature trees and well-kept lawn. There is side access to the front driveway, which provides parking for three vehicles.

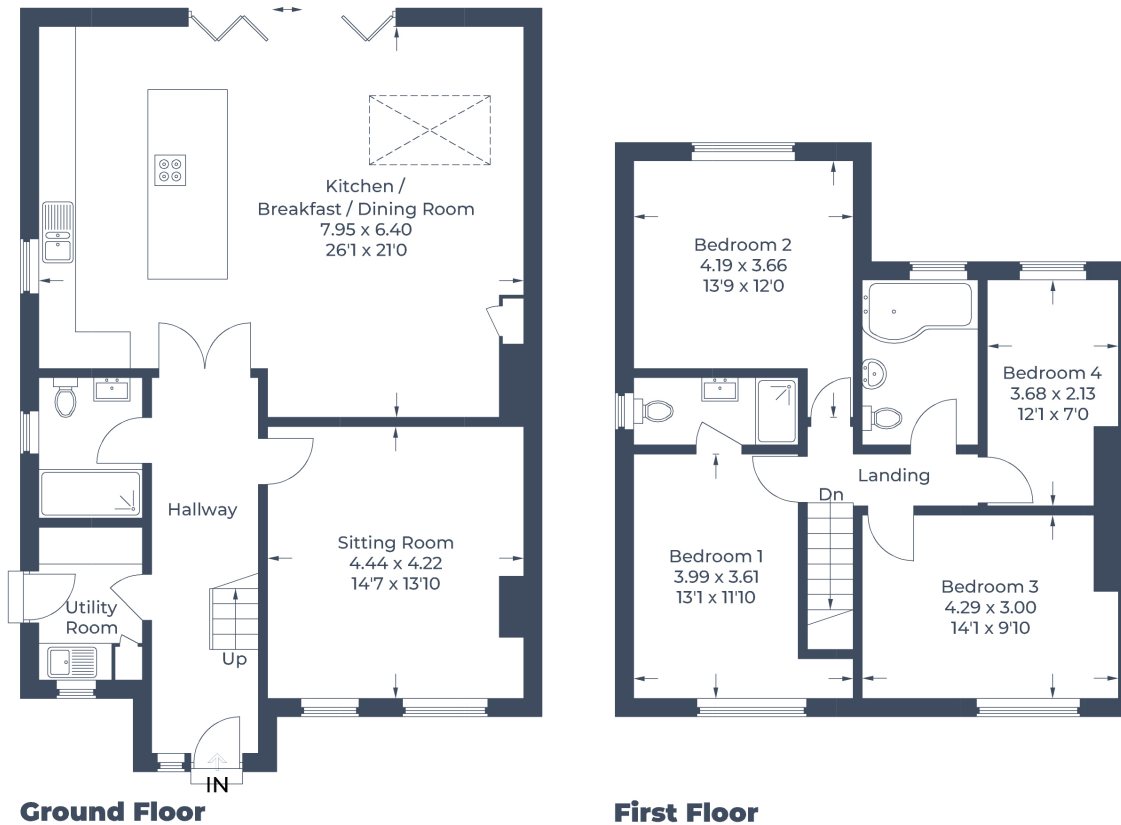
- Four Bedroom family home
- Bathroom and ensuite
- Spectacular views across open countryside
- Driveway parking
- Immaculate condition throughout
- Open plan kitchen, dining and reception space to rear
- Set on a private road







Approximate Gross Internal Area
 Ground Floor = 89.2 sq m / 960 sq ft
 First Floor = 61.5 sq m / 662 sq ft
 Total = 150.7 sq m / 1,622 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Viewing by appointment only

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