



Birch View

Kingsoak, Hitchin,
SG4 7BF

Guide Price £1,500,000

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A stunning four bedroom detached family home displaying contemporary living with exceptional features.

Situated in an enviable position just off Kings Oak in Hitchin, Birch View is a stunning newly built 4 bedroom detached family home offering over 2400 sq. ft. of beautifully designed living space, with far reaching views across open countryside. This exclusive home has been crafted to the highest of standards, combining architectural elegance with modern functionality. Every detail has been considered, from the bespoke kitchen, generous reception rooms to the private balcony and luxurious ensuite.

The striking vaulted entrance hall sets the tone for the rest of the home and flows through to the living room and study. The heart of the home is no doubt the wonderful open plan kitchen, dining and family area, flooded with natural light thanks to the bi-fold doors that open directly onto the rear garden. The kitchen is sleek and stylish, offering ample workspace and integrated appliances. It is supported by the separate utility room.

Upstairs, a thoughtfully designed layout has created four wonderful bedrooms and a luxurious four piece family bathroom suite. The principal bedroom offers an ensuite shower room, dressing area and balcony overlooking the garden and beyond. There is a further ensuite, dressing area and Juliette balcony to the second bedroom and a walk-in wardrobe to the fourth bedroom.

With high quality finishes throughout the property, including Neff/Siemens appliances, Quooker tap, Quartz worktops, Kutschenhaus German kitchen and utility room, Lusso sanitaryware, Porcelanosa tiles, Karndean flooring and ADT alarm.

Externally, the property offers a generous rear garden and patio area with side access. To the front is a landscaped garden and off road parking for two vehicles.

Located in a quiet and desirable setting, Birch View offers the perfect balance of tranquil, semi-rural living with the convenience of Hitchin's vibrant town centre, renowned schooling and excellent commuter links close by.

Whether your seeking space to grow, room to entertain, or simply a peaceful escape with views, Birch View delivers it all.

Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide variety of restaurants and pubs and highly regarded girls and boys schools. There is also a mainline railway station providing direct access to Kings Cross and Cambridge.

- Over 2,400 sq ft of high-quality, flexible accommodation
- Striking entrance hall setting the tone for the rest of the home
- Bespoke kitchen with premium appliances, worktops, and feature island - perfect for entertaining
- Two separate reception rooms, ideal for formal dining, a home office, or relaxed family living
- Principal suite with walk-in wardrobe, luxury en-suite bathroom, and
- Four spacious double bedrooms, all beautifully appointed
- Contemporary family bathroom finished to a high standard
- Generous rear garden with countryside backdrop
- Driveway parking for two vehicles
- Energy efficient construction with modern insulation, double glazing, and underfloor heating







Approximate Gross Internal Area
 Ground Floor = 114.9 sq m / 1,237 sq ft
 First Floor = 105.1 sq m / 1,131 sq ft
 Total = 220.0 sq m / 2,368 sq ft
 (Excluding Void)

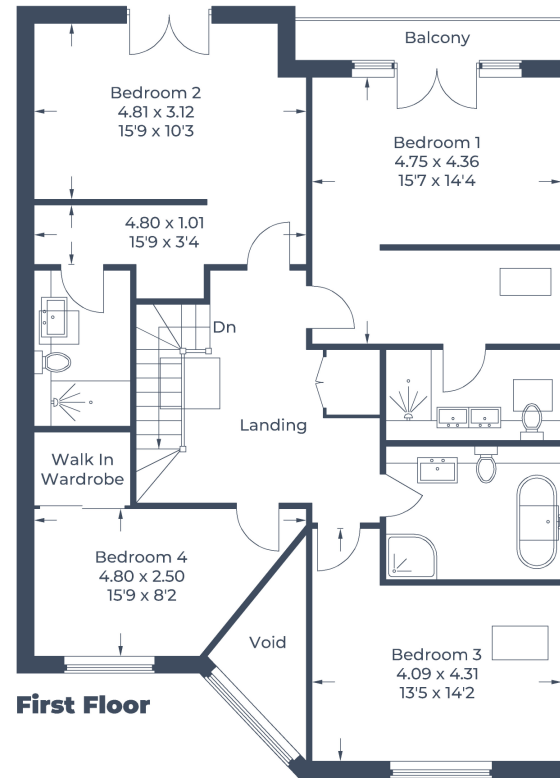
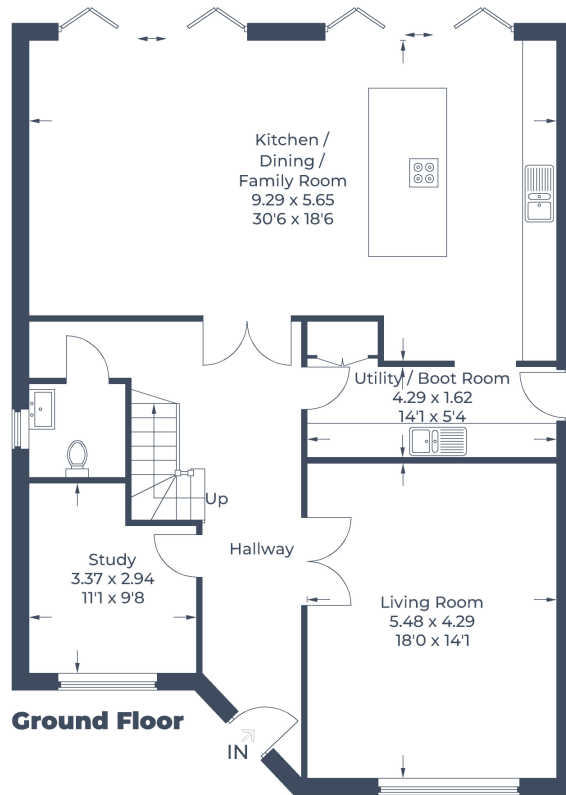


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		83	88
		EU Directive 2002/91/EC	

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

Country Properties | 6, Brand Street | SG5 1HX

T: 01462 452951 | E: hitchin@country-properties.co.uk

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