



# Pirton Road

Holwell , HITCHIN,  
Hertfordshire, SG5 3SS  
Guide Price £700,000

COUNTRY PROPERTIES  
PART OF HUNTERS

A stunning opportunity to purchase this three bedroom detached family home which is situated on a generous plot and is surrounded by open countryside offering wonderful and far reaching views. The property offers a wealth of potential to extend and transform (STPP).

This home commences with an entrance porch with tiled floor leading through to the hallway. The living room is of triple aspect with a fire place and offers views over the garden. The kitchen is to the front of the property and has side door access. There is an additional dining room and cloakroom. Upstairs there are three good size bedrooms and a family bathroom. The property resides on a generous plot and sits central with gardens all around. There is ample off road parking and two garages. To the rear of the property is a plant room housing the boiler.

Holwell is situated just under three miles from Hitchin Town Centre with it's extensive shopping, schooling, leisure facilities, as well as numerous restaurants and a mainline railway station serving Kings Cross and St Pancras in London. London commuters are well served with access to the A1 (M) and Hitchin station about 4 miles away with services to Kings Cross and St Pancras in about 25 minutes and the University city of Cambridge in about 35 minutes.

- Three bedroom detached property
- Generous plot with far reaching views
- Tranquil setting in the countryside
- Potential to extend and transform (STPP)
- Ample off road parking and two garages
- Additional land available upon request
- 3.5 miles, 7 min drive to the historic market town of Hitchin ( as per Google maps)
- 4.1 miles, 10 min drive to Hitchin train station (as per Google maps)
- NO ONWARD CHAIN



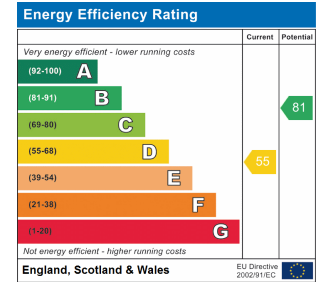
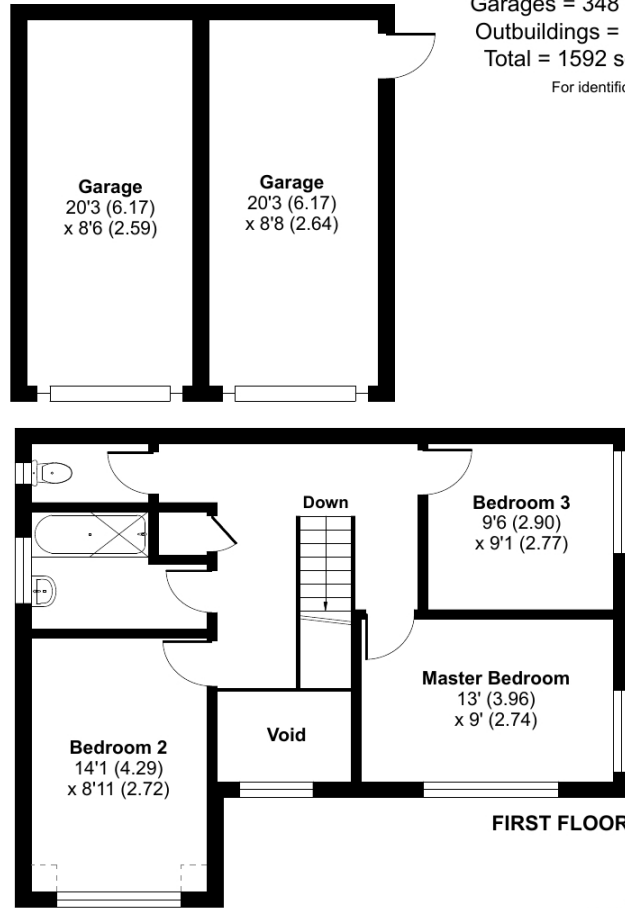
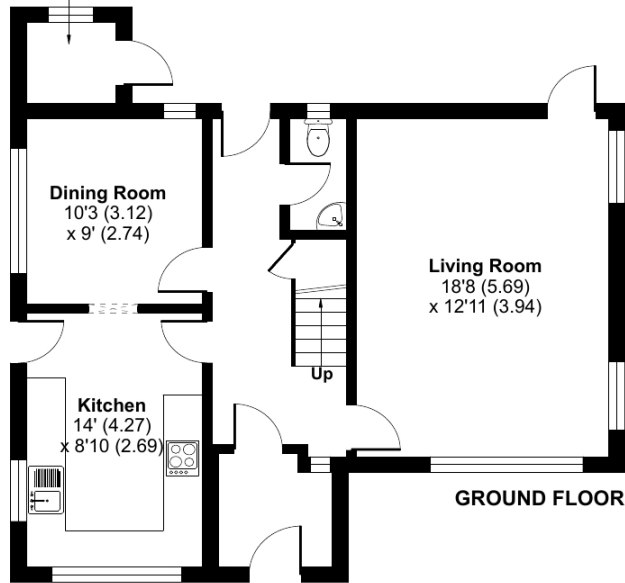




Approximate Area = 1219 sq ft / 113.2 sq m (excludes void)  
 Limited Use Area(s) = 4 sq ft / 0.4 sq m  
 Garages = 348 sq ft / 32.3 sq m  
 Outbuildings = 21 sq ft / 2 sq m  
 Total = 1592 sq ft / 147.9 sq m  
 For identification only - Not to scale



Store  
 4'7 (1.40)  
 x 4'6 (1.37)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1000343



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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