



# Arlesey Road

Ickleford, Hitchin,  
Hertfordshire, SG5 3TH  
Offers in Excess of £800,000

country  
properties

Nestled within the highly sought-after village of Ickleford, this unique converted chapel offers character, space and wonderful countryside views.

The property features an exceptionally large living room centred around a striking inglenook fireplace, along with two further reception rooms providing additional space for dining and a study, ideal for home working.

Upstairs, an impressive galleried landing overlooks the main living space below and leads to four well proportioned bedrooms. One of the bedrooms enjoys access to a private balcony with far reaching countryside views. The first floor is served by two separate, well appointed bathrooms, one of which features a freestanding bath, providing excellent convenience for family living.

Externally, the property offers off-road parking for four-five vehicles, a low-maintenance front garden and a further gravelled outdoor space to the rear, enjoying beautiful countryside views.

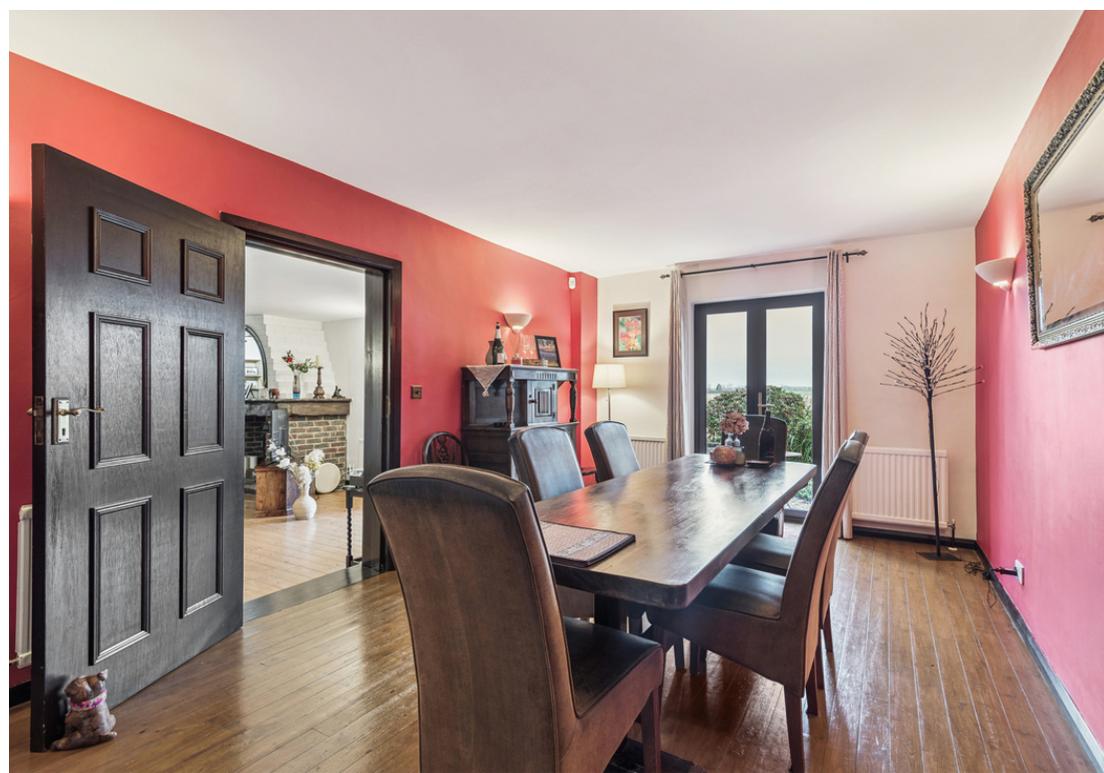
The surrounding countryside provides a peaceful backdrop, enhancing the sense of privacy and seclusion while remaining within easy reach of local amenities.

A rare opportunity to acquire a distinctive home in an enviable village setting. Viewing is highly recommended to fully appreciate both the property and its exceptional location.

Ickleford is a sought-after village situated on the northern outskirts of Hitchin. The village benefits from a well-regarded primary school, a village hall, local shop, hairdresser and two popular public houses, both well known for serving food. The village is also home to Hitchin Lavender, located at Cadwell Farm for over 120 years. Nearby Hitchin provides a range of shopping facilities, a variety of bars and restaurants, and the highly regarded Hitchin Boys' and Girls' Schools.

- Detached with four bedrooms
- An extended and modernised former Chapel
- Stunning living room with fireplace and galleried landing
- Two modern bathrooms and separate downstairs WC
- Views across rolling countryside to the rear
- Off road parking
- Set back from the road, enjoying a peaceful and private setting
- 2.0 miles, 7 min drive to Hitchin train station (as per Google Maps)
- 1.8 miles, 6 min drive to Hitchin town centre (as per Google Maps)

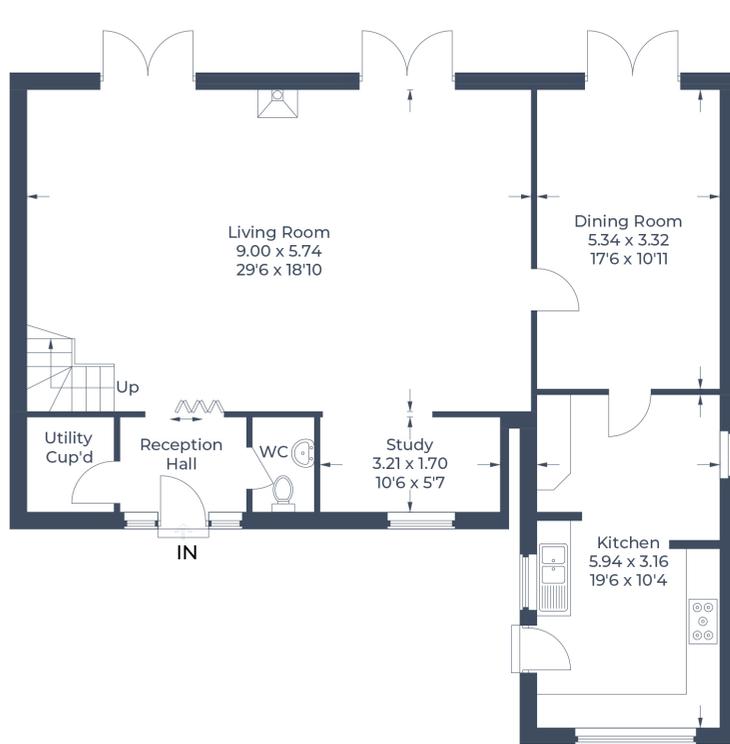






Approximate Gross Internal Area  
 Ground Floor = 105.2 sq m / 1,132 sq ft  
 First Floor = 89.3 sq m / 961 sq ft  
 Total = 194.5 sq m / 2,093 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



**Ground Floor**



**First Floor**

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

© CJ Property Marketing Produced for Country Properties

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

www.country-properties.co.uk

country  
properties

country  
properties