



# Purwell Lane

Hitchin,  
Hertfordshire, SG4 0NE  
Guide Price £650,000

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properties

Discover the epitome of contemporary living in this stunning, bespoke three bedroom semi-detached house. This late arts and craft style property has been meticulously crafted by the current vendor who is an architect, and is a testament to design, comfort, and style. The subject of recent extensive renovation and extension, the property boasts a thoughtfully designed layout, showcasing modern aesthetics whilst maintaining a warm and inviting ambiance, and all with gorgeous views over Purwell nature reserve directly opposite.

To the front of the property is a bay fronted living room (or possible fourth bedroom) with built-in storage. Adjacent is a bright and spacious double bedroom with further contemporary storage.

The heart of the house is a light open plan kitchen, dining room and brand-new large extension with roof lantern, double sliding doors onto the courtyard area, and a cleverly positioned study/ snug area with lovely views of the garden via an extensive picture window. The utility area is accessed via a hidden door from the dining area. The ground floor also includes a stylish three – piece family bathroom.

On the first floor there are two further bedrooms. The second bedroom boasts exposed beams and a further large picture window with views over a green, wildflower living roof garden. The master suite offers built in storage, views over the meadow and a stylish ensuite, it also benefits from recently installed air conditioning.

The property is situated on a generous plot overlooking Purwell Meadows. The house is set back from the street with a block paved driveway to the front which offers ample off-road parking and side access to the spacious rear garden. The rear garden starts with a newly installed sandstone patio and steps rising to the lawn area. The garden is private and enclosed by fencing, mature trees and hedging. There is a further patio at the end of the garden as well as two timber sheds.

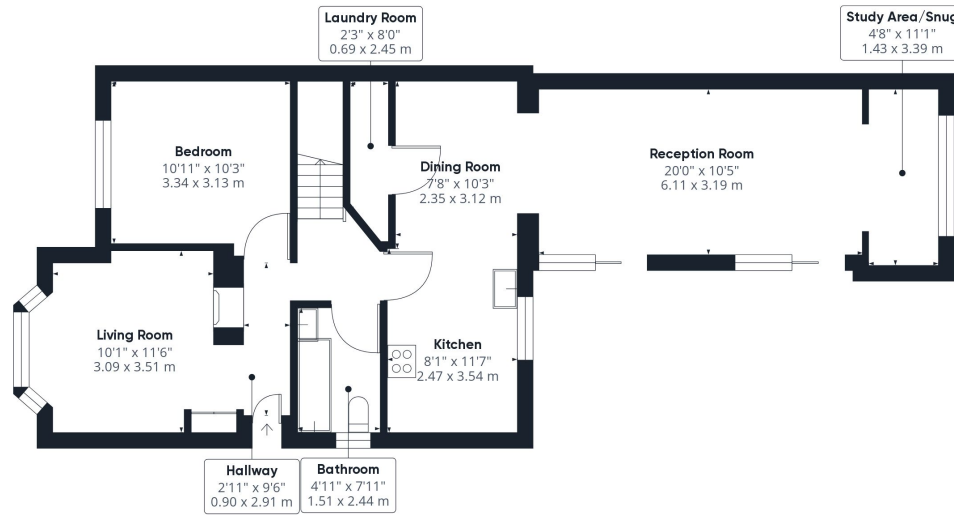
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide 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.

- Bespoke architect designed three-bedroom family home
- Fully refurbished, with living wildflower roof garden and rear extension
- Stunning views overlooking Purwell Meadows and nature reserve
- Open plan living space, modern integrated kitchen and separate family room
- Wonderful enclosed rear garden with patio area
- Off-street parking
- Easy walking distance to the main line train station
- 0.7mile, 16 mins walk to Hitchin Train Main Line Station (as per Google Maps)
- 1.4 mile, 30 mins walk to Hitchin Town Centre (as per Google Maps)

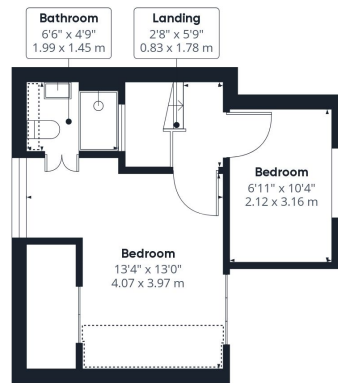








Floor 0



Floor 1

Approximate total area<sup>1)</sup>

1149.63 ft<sup>2</sup>  
106.8 m<sup>2</sup>

Reduced headroom

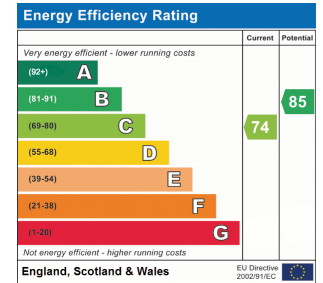
30.7 ft<sup>2</sup>  
2.85 m<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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

Viewing by appointment only

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