



The Maple

Castlefield, Hitchin,
Hertfordshire, SG4 7AZ
Guide Price £650,000

country
properties

****Beat the rush before the stamp duty change. Come along to our open day on Saturday 25th January****

The Maple is a stunning brand new link detached three bedroom home set within an exclusive development, Chiltern View, in the sought after village of Preston. Open plan kitchen/dining room, three bedrooms, 2 bathrooms, garage and parking.

Built by award winning Osprey Homes, Chiltern View is a unique development of 21 bespoke new homes, offering peace and tranquillity, yet just a short drive from the market town of Hitchin.

Interior layouts offer open plan kitchen/dining with double doors leading to the private rear garden. Separate lounge provide the ideal space for relaxing. 4 & 5 bedroom homes also include a study, ideal for todays work-at-home culture.

Bedrooms are of a good size; all master bedrooms include built-in wardrobes and contemporary en-suite facilities. 4 & 5 bedroom homes have the benefit of additional wardrobes and en-suite to second bedrooms. Bathrooms are luxurious, with high quality sanitary ware.

As you will note that for our new 3-bed homes there is a predicated energy saving of £771 per annum and for our 4-bed homes is a predicted energy saving of £731.

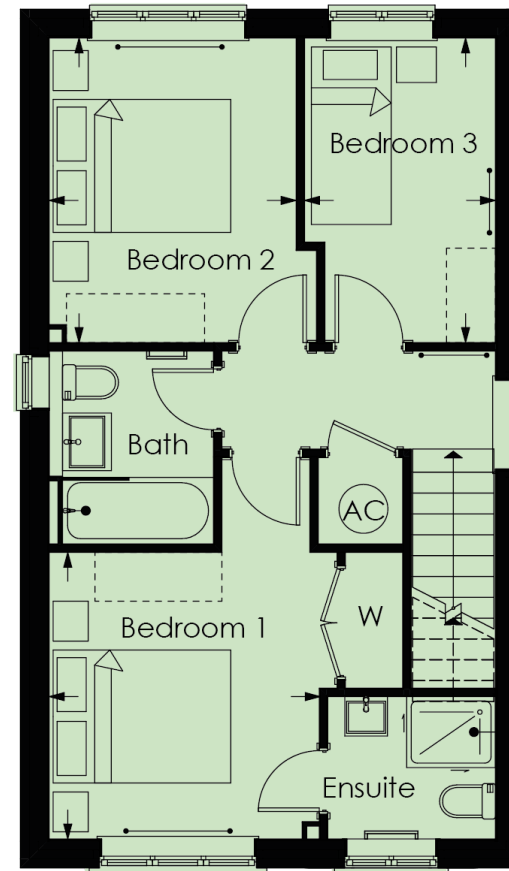
Preston is a charming village nestled in the picturesque countryside of Hitchin, Hertfordshire. With its idyllic setting and rich history, it attracts visitors and residents alike with its peaceful atmosphere and natural beauty. Located just a few miles away from Hitchin town, Preston offers a tranquil retreat from the hustle and bustle of city life. Preston offers a range of facilities, including a village shop, a cosy pub, and a village hall that hosts various community events throughout the year. The local school provides education for the younger residents. Hitchin is just a short distance away. Here, you'll find a wider array of shops, restaurants, and entertainment options. Hitchin's weekly market is a popular attraction, offering a vibrant mix of fresh produce, artisan crafts, and antiques.

*NOTE: Images are for illustrative purposes only for the show home and turf is not included.

- Over 80% now sold
- A brand new link detached family home
- Exclusive new development
- Open plan bespoke kitchen/dining room
- Garage and driveway with electric charging point
- 3.8 mile, 13 min drive to Hitchin train station (as per Google maps)
- 6.4 mile, 16 min drive to Stevenage train station (as per Google maps)
- 10 year NHBC warranty
- High Speed Fibre Broadband
- Walking distance to local Primary School







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B		
(69-80)	C	82	
(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

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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