



Woodside

Highbury Road, Hitchin,
Hertfordshire, SG4 9RT
£2,250,000

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A truly superb and unique five bedroom detached home located in one of Hitchin's most enviable positions on a private gated driveway. The original property dates back to the 1950s, then rebuilt and remodelled in 2006/2007 to create flexible accommodation and provides incredible views over Hitchin and the surrounding countryside.

Entering through the front door, the accommodation welcomes with a spacious porch and bright entrance hall with double doors leading into a grand entertaining space with underfloor heating. Walking into the main reception area is a handcrafted kitchen with integrated ovens, gas hob with extractor hood over and dishwasher, opening up onto bright and airy lounge/diner space with four sets of double doors onto the outside decking and patio. There is an additional lounge space with another set of double doors to the rear patio area. Leading from the hallway is a lounge/snug and a playroom/bedroom leading to a shower room and large storage space. From the hallway is a downstairs WC and stairs leading to the first floor and basement. A utility room, separate boot room and access to double garage with electric door completes the ground floor.

To the first floor is an open landing wrapping around the central staircase which leads to all bedrooms, family bathroom and access to the loft. The large, bright master bedroom boasts ample storage, ensuite shower room and triple aspect views with double doors to a Juliet balcony with incredible views over Hitchin. The second double bedroom has access to an ensuite shower room whilst the third and fourth bedrooms are also double rooms. Included in the family bathroom is a four piece suite containing WC, wash hand basin, bath and separate shower.

Moving to the ground floor level there is a utility room, separate boot room and access to double garage with electric door.

Internally, the property contains digital hard wired superfast broadband and an integrated entertainment system and speakers that can distribute TV and music to most rooms controlled via mobile or fitted key pads.

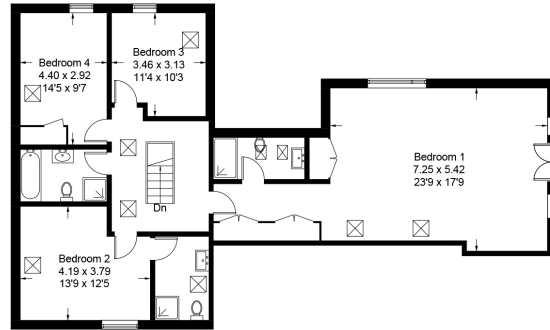
The outside of the property has two private, enclosed rear gardens, each mainly laid to lawn with patio space. To the front is raised decking stretching the width of the property. There is access to extensive storage and also has a home office with WC.

- Four first floor bedrooms, two with ensembles
- Spectacular lounge with four sets of double doors
- Built in wardrobes in master bedrooms
- Double garage with gardeners rooms and stores
- Under floor heating to ground floor
- Landscaped gardens and decked balcony
- 0.7 miles, 15 min walk to Hitchin town centre (as per Google maps)
- 0.8 miles, 15 mins walk to Hitchin train station (as per google maps)

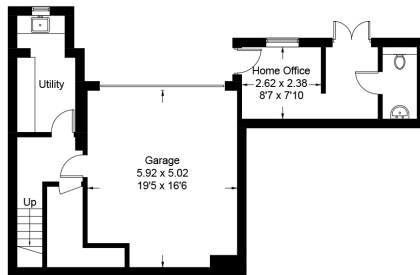




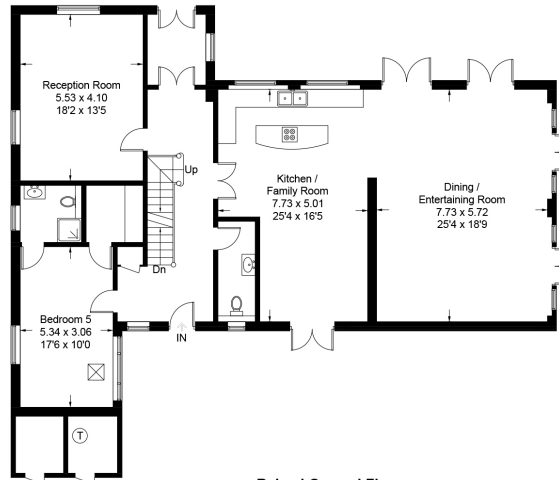




First Floor



Lower Ground Floor

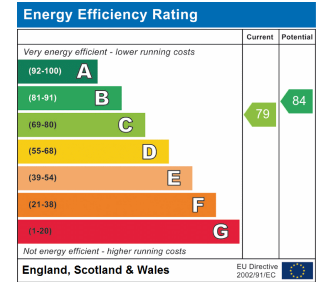


Raised Ground Floor



Woodside, Windmill Hill Path

Approximate Gross Internal Area
 333.8 sq m / 3593 sq ft
 Home Office = 14.4 sq m / 155 sq ft
 Total = 348.2 sq m / 3748 sq ft
 (Including Garage)



This plan is for layout guidance only.
 Not drawn to scale unless stated.
 Windows and door openings are approximate.
 Whilst every care is taken in the preparation of this plan,
 please check all dimensions,
 shapes and compass bearings before
 making any decisions reliant upon them. (ID898896)

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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