



# Drovers Way

Pirton,  
Hertfordshire, SG5 3EQ  
Guide Price £975,000

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## A Contemporary Five Bedroom Detached Family Home

Situated in the charming village of Pirton, this beautifully presented five bedroom detached home offers the perfect blend of modern design and family friendly living. Built in 2021 by the renowned Cala Homes, the property is part of an exclusive development known for its high quality craftsmanship and thoughtful layouts.

Step inside to discover a spacious and versatile interior, featuring three reception rooms ideal for entertaining, relaxing, or working from home. The heart of the home is a stylish open-plan kitchen and dining area, complemented by sleek finishes and ample natural light. There is a useful utility room that also leads directly on to the driveway for additional convenience. A separate lounge and an additional family room provide flexible living spaces to suit a variety of needs.

Upstairs, the property boasts five generously sized bedrooms, including two with en-suite bathrooms, offering privacy and convenience for family members or guests. The master bedroom also benefits from a walk in wardrobe. In total, there are three modern bathrooms, all finished to a high standard with contemporary fittings.

Outside, the West facing garden is a true highlight, perfect for enjoying afternoon sun and al fresco dining. The garden is well-maintained and provides a safe and serene space for children to play or for hosting summer gatherings.

Additional features include a double garage and driveway parking, ensuring ample space for vehicles and storage.

This exceptional home is ideal for families seeking a peaceful village lifestyle with easy access to nearby amenities, schools, and transport links.

- Five bedrooms including two en-suites
- Three reception rooms – perfect for family living
- Three bathrooms finished to a high standard
- Open plan kitchen/dining area with premium fittings
- A West facing rear garden
- A double garage and driveway parking
- 5.1 miles, 12 min drive to Hitchin train station (as per Google Maps)
- 3.8 miles, 8 mins drive to Hitchin town centre (as per Google Maps)













Approximate Gross Internal Area  
 Ground Floor = 110.0 sq m / 1,184 sq ft  
 First Floor = 95.8 sq m / 1,031 sq ft  
 Garage = 42.0 sq m / 452 sq ft  
 Total = 247.8 sq m / 2,667 sq ft



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

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 measurements are approximate, not to scale.  
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## Viewing by appointment only

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