



# Arlesey Road

Ickleford, Hitchin,  
Hertfordshire, SG5 3UE  
Guide Price £1,100,000

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This is a wonderful six-bedroom detached family home nestled in the sought-after village of Ickleford. This amazing residence offers a harmonious blend of contemporary luxury and classic charm.

Upon arrival, you are greeted by an imposing double fronted façade exuding elegance and character. The property boasts ample parking spaces, including a private driveway at the rear of the property, ensuring convenience for multiple vehicles.

Step inside, and you're greeted by a wonderful entrance hall which leads on to four reception rooms. A spacious living room would make an ideal formal room or snug. On the other side is a wonderful drawing room which leads through to an additional study. Across the rear of the property is the family living area which boasts nearly 28ft in length along with large sliding doors opening out to the rear garden. The kitchen is generous and thoughtfully designed with modern appliances, sleek countertops, and ample storage space with a island unit. A separate utility room offers additional convenience. This floor is concluded with a useful downstairs cloakroom.

To the first floor there are four generously proportioned bedrooms and a four piece family bathroom suite. The main bedroom offers an en-suite shower room, providing the ultimate in comfort and privacy. On the second floor are two further bedrooms, again one with an en-suite bathroom. There is additional eave storage areas in both bedrooms.

Externally, to the rear of the property is a well maintained landscaped garden, providing an idyllic backdrop for outdoor enjoyment. The practical process has also been applied and there are two storage sheds and a lovely summer house

Ickleford is a sought-after village situated on the northern outskirts of Hitchin. It has an excellent primary school, village hall, general store, Hairdressers and three public houses. The village is also home to Hitchin Lavender located at Cadwell Farm for over 120 years. Close by is Hitchin town which provides good shopping outlets and has a variety of bars and restaurants as well as the highly regarded Hitchin Boys and Girls Schools.

- A wonderful six bedroom family home
- Set in the sought-after village of Ickleford
- Close to local amenities including primary school and shop
- Beautiful fitted kitchen and stunning family room
- Two en-suites and family bathroom
- Generous landscaped rear garden with both patio and lawn areas
- 2 miles, 9 mins drive to Hitchin train station (as per Google Maps)
- 1.8 miles, 5 min drive to Hitchin town centre (as per Google Maps)







Approximate Gross Internal Area (Including Eaves)

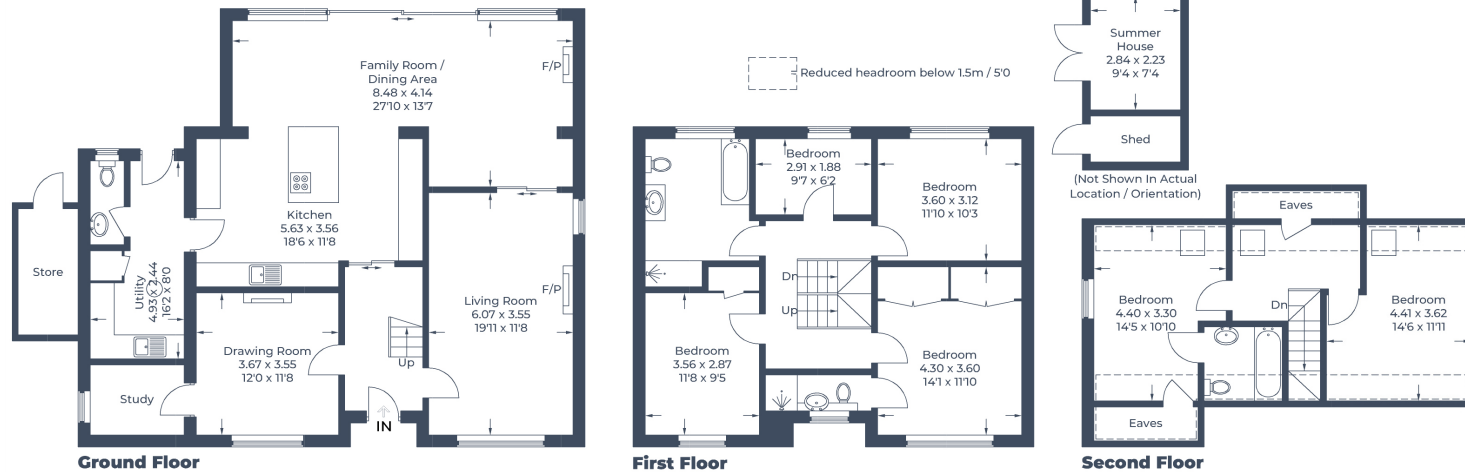
Ground Floor = 112.2 sq m / 1,208 sq ft

First Floor = 67.8 sq m / 730 sq ft

Second Floor = 46.7 sq m / 503 sq ft

Outbuilding = 14.1 sq m / 152 sq ft

Total = 240.8 sq m / 2,593 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	74	80
	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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