



Roxley Court

Willian,
Hertfordshire, SG6 2AJ
Guide Price £1,200,000

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Forming part of Roxley Court, 4 The Old Stables was converted in 2003 from a former Victorian stable block. Since then it has been extended and significantly upgraded to be a beautiful family home, blending original character features with a modern contemporary style, creating a unique space.

With wonderful countryside views, the property is approached from a long driveway into Roxley Court, with electric gates providing secure access to a large gravel driveway and just four exclusive properties.

The accommodation of approximately 2000 sqft includes vaulted ceilings, exposed beams, integrated sound system and underfloor heating in the main lounge room. The superb fitted kitchen/breakfast room has custom made oak units with granite work surfaces, underfloor heating and open plan to the dining area which has bi-fold doors out to the rear garden. There is a further reception room with doors leading to the garden, study area, separate utility room and cloakroom. There is a family bathroom, four good sized bedrooms, with the master bedroom featuring an en-suite shower room, dressing room and custom made fitted wardrobes.

To the front of the property the large gravel courtyard has flower and shrub beds enclosed by box hedging, and the property has 2 dedicated parking spaces.

To the rear is a south-facing garden, with an extensive patio and seating area, great for entertaining, with steps to the lawn. Oil storage tank, log store, external electric, water and lighting. Private gated access to the driveway and adjacent to open countryside and the green way. A garden home office, from award winning Pod Space, completes the outside area.

Willian is a peaceful, picturesque village with a post office and general store, a popular pub and The Fox, an award winning pub and fine dining restaurant, featuring an extensive garden. Nearby Hitchin and Letchworth, each provide a comprehensive range of shopping and recreational facilities. Letchworth Golf Club and Nuffield Health & Fitness club are within a short distance.

There are excellent schools in the area including St Francis' College and St Christopher School in Letchworth and in nearby Hitchin, Kingshott School, Hitchin Boy's and Girl's school.

For commuters, London and Cambridge can be easily reached by either Hitchin or Letchworth stations. London St. Pancras station is 36 minutes from Hitchin and Cambridge is 28 minutes from Letchworth.

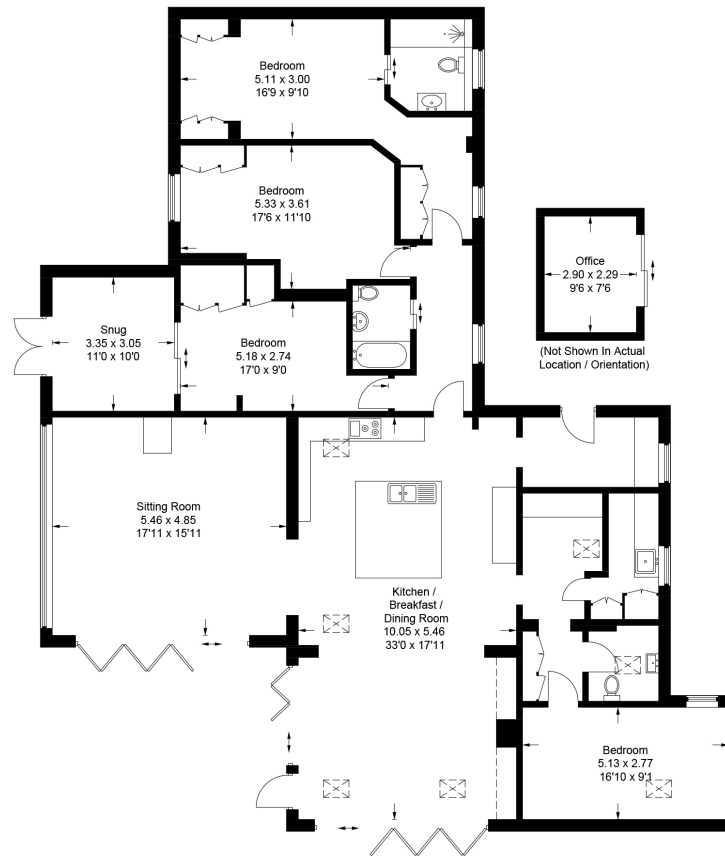
- Beautifully converted Victoria stable
- Four bedroom family home
- Amazing open plan living
- Wonderful countryside views
- Separate home office - ideal for those working from home
- A perfect blend of character with modern and contemporary features
- Private and enclosed rear garden







Approximate Gross Internal Area = 214.9 sq m / 2,313 sq ft
Office = 6.7 sq m / 72 sq ft
Total = 221.6 sq m / 2,385 sq ft



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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	68	79
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		

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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