



# The Woodlands

Turnpike Lane, ICKLEFORD, Hitchin,  
Hertfordshire, SG5 3UZ

**Guide Price £865,000**

country  
properties



A brand new exclusive development, built by Troy Homes Limited. Offering 3 and 4 bedroom plus study luxury homes situated in the popular village of Ickleford, just a short drive to Hitchin. Detached and semi-detached properties finished to a high specification throughout. High quality kitchens with Quartz worktops, integrated appliances and Amtico flooring. Separate utility room. Air source heat pumps with underfloor heating to the ground floor.

Expected completion end of 2025. Register your interest today.

<https://troyhomes.co.uk/development/ickleford>

Ickleford is a sought-after village situated on the northern outskirts of Hitchin. It has an excellent primary school, village hall, general store, hairdresser/beauty salon and two public houses. It also offers amazing walks and access to the Hitchin Lavender fields and the open countryside. Hitchin town provides good shopping and has a variety of bars and restaurants as well as the highly regarded Hitchin Boys and Girls Schools.

AGENTS NOTE: The show home is The Jasmine (Plot 2)

- Brand new exclusive development
- Three and four bedroom plus study homes
- High specification throughout
- Village location
- Detached and semi detached
- NHCB 10 year warranty
- Register your interest today















Ground Floor

	Metric (mm)	Imperial
Kitchen	3600 x 3460	11' 10" x 11' 4"
Utility Dining	1890 x 1800	6' 3" x 5' 11"
Room Family	5690 x 2110	18' 8" x 6' 11"
Room Living	3460 x 2770	11' 4" x 9' 1"
Room	4980 x 3460	16' 4" x 11' 4"



First Floor

	Metric (mm)	Imperial
Bedroom 1	3198 x 3130	10' 6" x 10' 3"
Dressing Room	2050 x 1620	6' 9" x 5' 4"
Bedroom 2	4280 x 3130	14' 1" x 10' 3"
Bedroom 3	3750 x 2380	12' 4" x 7' 10"
Study	3200 x 2380	10' 6" x 7' 10"

\*NIA – net internal area is taken to a minimum of 1500mm. † – Max measurement, ‡ – Min measurement. Computer generated illustration is indicative. Floor plans are indicative. Dimensions are intended for guidance only and may vary by + or – 76mm/3". Please refer to sales representative for final details.

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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