



# The Woodlands

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

**Guide Price £865,000**

country  
properties

\*\*\* 25% NOW RESERVED \*\*\*

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.

The Bluebell is a 4 bedroom semi-detached home with 2 reception rooms, 2 bathrooms and double carport.

At this stage there is a choice of flooring. Expected completion end of 2025. Reservations off plan. Register your interest today.

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.

NOTE: images are for Plot 8 and used for illustrative purposes only

- Brand new exclusive development
- Three and four bedroom plus study homes
- Village location
- High specification throughout
- Detached and semi-detached
- Register your interest today
- Reservations off plan
- Expected completion end of 2025
- NHBC 10 year warranty











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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