



# Strawplaiters Green

Pirton, Hitchin,  
Hertfordshire, SG5 3EY  
Guide Price £950,000

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properties

Presented to the market is this immaculate five bedroom detached home positioned within a quiet cul de sac in the popular village of Pirton.

Upon entering this home is a spacious entrance hall with access to multiple storage cupboards, WC and stairs to first floor. This modern property offers versatile living throughout with four reception rooms including living room with patio doors, gym/study, playroom, and open plan kitchen/diner with bifold doors across the rear and separate utility room.

To the first floor is an open landing providing access to all five bedrooms, modern family bathroom and storage cupboard. Both the primary and second double bedrooms offer built in wardrobes and en-suite shower rooms, with a further three generous bedrooms.

Outside is an enclosed South facing rear garden mainly laid to lawn with patio area. The garden provides side access to large double garage and driveway parking for several vehicles.

Pirton is steeped in history dating back to Saxon times and lies at the eastern end of the Chiltern Hills. The village is three miles north-east of the historic market town of Hitchin and just 8 miles from the A1(M), south to London and to major cities of the north in the opposite direction.

- Five bedroom detached family home
- Modern finish throughout
- Family bathroom and two en-suite shower rooms
- Four reception rooms
- Kitchen/dining room across the rear
- South Facing rear garden
- Large double garage and driveway parking
- 3.9 miles, 10 mins drive to Hitchin (as per Google Maps)
- 5.1 miles, 12 min drive to Hitchin train station (as per Google Maps)



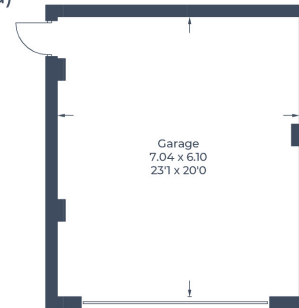




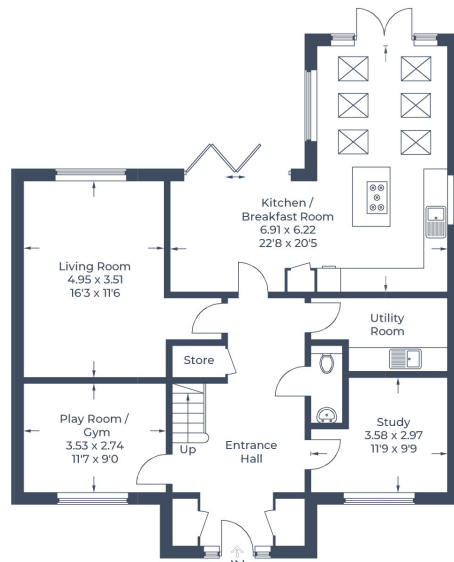
Approximate Gross Internal Area  
 Ground Floor = 100.5 sq m / 1,082 sq ft  
 First Floor = 86.2 sq m / 928 sq ft  
 Garage = 43.1 sq m / 464 sq ft  
 Total = 229.8 sq m / 2,474 sq ft  
 (Excluding Void)



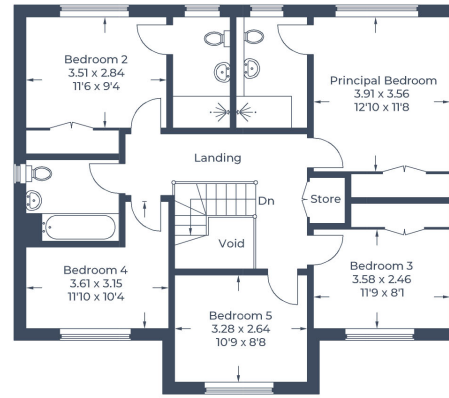
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	86	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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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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