



Rook Tree Lane, Stotfold, Hitchin, Hertfordshire SG5 4DQ
Guide Price £795,000 Freehold

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Introduction

An immaculately presented five-bedroom detached family home, enviably positioned at the head of a quiet close and siding onto Millennium Meadow.

This superb modern home, built approximately eight years ago, offers generous and versatile accommodation arranged over two floors and is finished to a high standard throughout. Enjoying a tucked-away position at the top of the close, the property benefits from a wonderful sense of privacy and a green outlook, with direct adjacency to Millennium Meadow — ideal for families, dog walkers and those who value outdoor space. Further benefits include underfloor heating throughout the ground floor, solar panels and an electric vehicle charging point, enhancing both comfort and energy efficiency.

Step Inside

The ground floor is thoughtfully arranged for modern family living. A welcoming reception hall provides access to a study/home office, cloakroom/ and utility room, while the heart of the home is the impressive open-plan kitchen/dining/family room, perfectly suited to both everyday living and entertaining. The kitchen itself is beautifully appointed, centred around a substantial island incorporating a breakfast bar, complemented by a classic double butler sink and an extensive range of integrated appliances including twin electric ovens, a microwave, dishwasher and two fridge/freezers. This bright and expansive space flows effortlessly and is further complemented by a separate, well-proportioned living room offering a comfortable retreat.

To the first floor, a spacious landing leads to five well-sized bedrooms, including a generous principal bedroom and guest bedroom both benefitting from their own en-suite shower rooms. The remaining bedrooms are served by a contemporary family bathroom, making this an ideal layout for growing families.





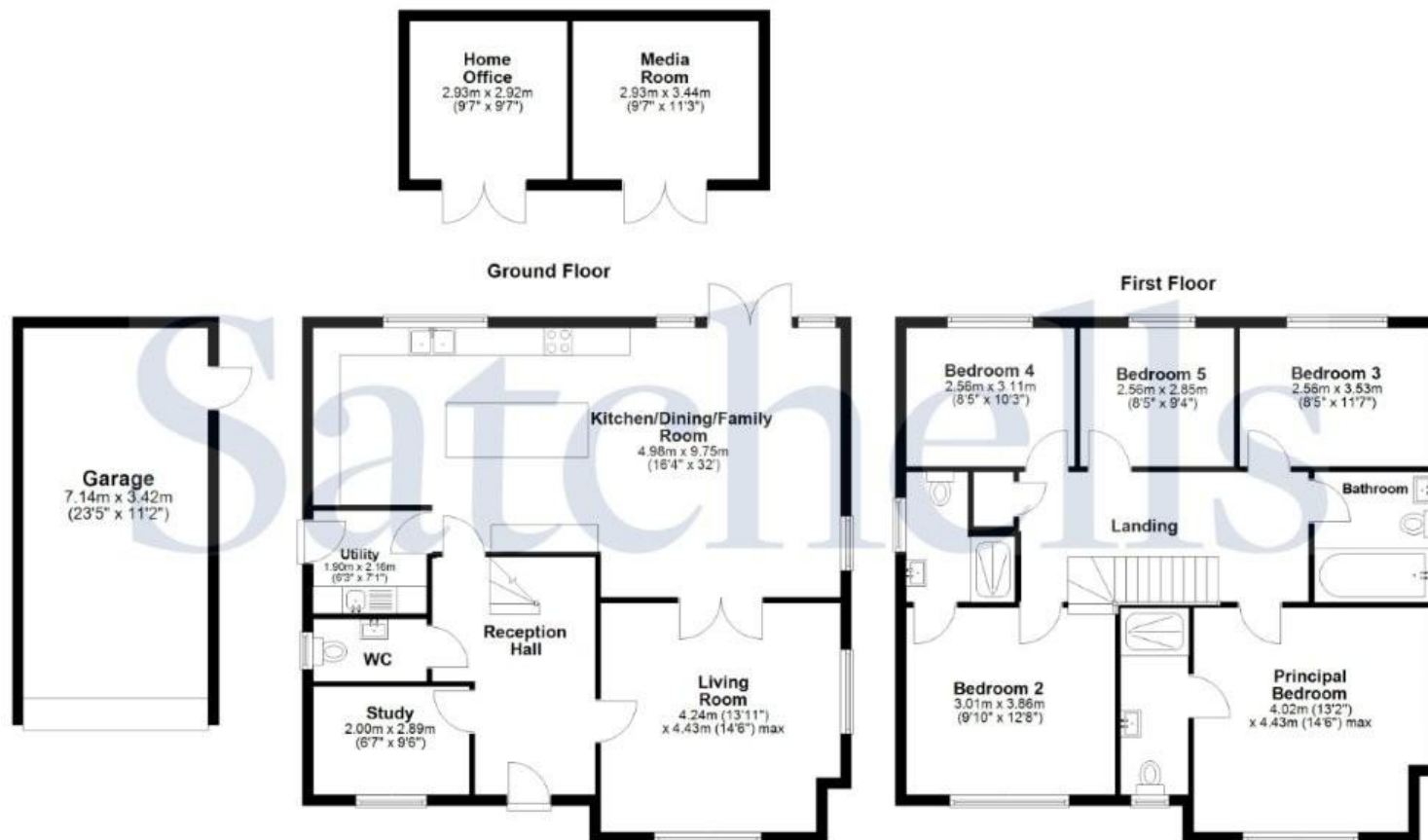


Step Outside

Outside, the home is complemented by an oversized detached garage and driveway parking for up to four cars. The generous and private rear garden overlooks Millennium Meadow, offering a tranquil outlook and a strong sense of space, with a pergola-covered seating area perfect for al-fresco dining. Further enhancing the outdoor space is a high-quality, Siberian wood cabin, cleverly arranged to provide a home office and a separate media room. Being fully insulated it is suitable for year-round use.

Located within easy reach of local amenities, schools and transport links, this beautifully presented home combines modern comfort with an exceptional setting and early viewing is highly recommended.





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