



# Bowlers End

Hitchin,  
Hertfordshire, SG5 2EA  
Guide Price £1,500,000

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This is a magnificent six-bedroom detached family home nestled in the sought-after area of West Hitchin. This wonderful residence offers a harmonious blend of contemporary luxury and classic charm, making it the epitome of refined living.

Upon arrival, you are greeted by an imposing façade exuding elegance and character, set against the backdrop of a tranquil neighbourhood. The property boasts ample parking spaces, including a private driveway and garage, ensuring convenience for multiple vehicles as well as the benefit of an electric charging point.

Step inside, and you're greeted by a wonderful entrance hall which sets the tone for the accommodation that awaits. The ground floor features two amazing reception rooms. A spacious living room would make an ideal formal room or snug. The phenomenal family room runs from front to back and is 30 ft in length. Bathed in natural light this room is perfect for relaxing or entertaining guests with the built in bar and bi-fold doors out to the rear garden. The heart of the home is the generous kitchen/diner, thoughtfully designed with modern appliances, sleek countertops, and ample storage space. A separate utility room offers additional convenience. This floor is concluded with the cloakroom.

Ascend the staircase to discover six generously proportioned bedrooms, each offering a serene retreat for rest and relaxation. The first three bedrooms all offer en-suite shower rooms, providing the ultimate in comfort and privacy. There are three further bedrooms and the four piece family bathroom suite. Off of the landing is an airing cupboard and doors out to the balcony which offers views over the cricket club and the countryside.

Externally, the property features meticulously landscaped gardens, providing an idyllic backdrop for outdoor enjoyment and alfresco dining during the warmer months. Whether hosting garden parties or simply unwinding in the sunshine, the outdoor space offers a haven of tranquillity.

Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide variety of restaurants and pubs and highly regarded girls and boys schools. There is also a mainline railway station providing direct access to Kings Cross and Cambridge.

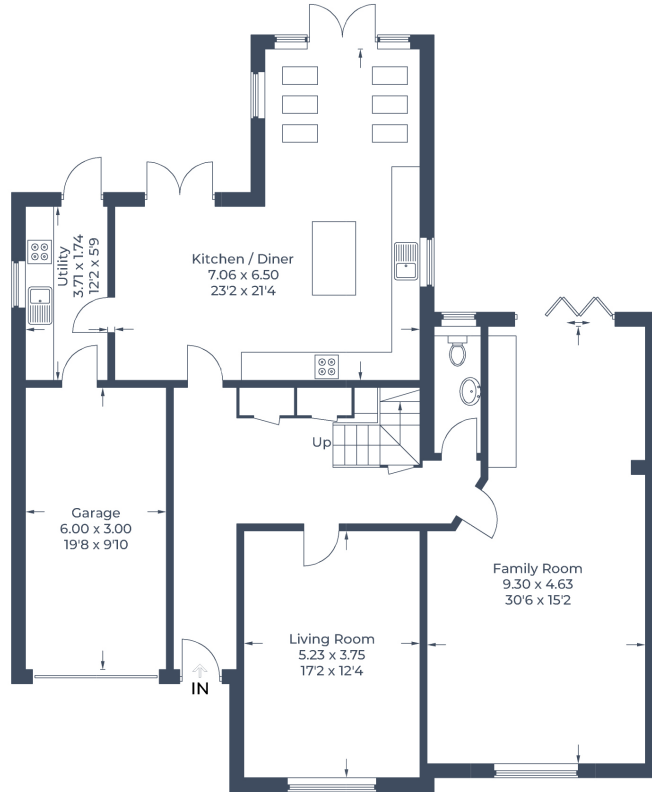
- A magnificent and extended family home
- Six bedrooms with three served by ensuites
- Phenomenal 30ft family room and additional living room
- Beautiful and light kitchen/diner with doors to the rear garden
- Balcony overlooking the open countryside
- Front and rear gardens
- Generous driveway and garage with EV charging point
- Air conditioning throughout and Solar panels for assisted energy
- 1.3 miles, 25 min walk to Hitchin train station (as per Google Maps)
- 0.6 miles, 10 min walk to Hitchin town centre (as per Google Maps)



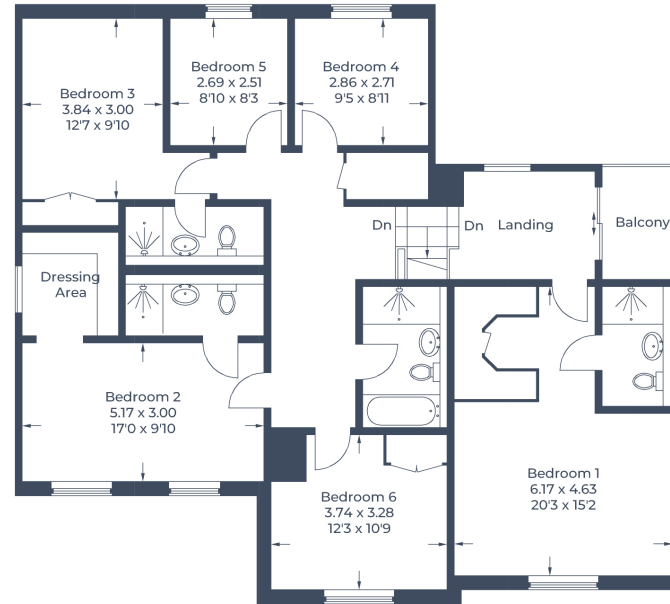




Approximate Gross Internal Area  
 Ground Floor = 148.1 sq m / 1,594 sq ft  
 (Including Garage)  
 First Floor = 133.7 sq m / 1,439 sq ft  
 Total = 281.8 sq m / 3,033 sq ft



**Ground Floor**



**First Floor**

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>	95	95
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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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