



# The Cedars

Standhill Road, Hitchin,  
Hertfordshire, SG4 9AF  
Guide Price £1,999,950

COUNTRY PROPERTIES  
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An impressive family home, boasting six double bedrooms with its own private driveway set behind powered high gates, occupying one of the best positions in Hitchin with stunning views over the town centre and beyond.

Arranged over four floors, this delightful home boasts well balanced and versatile accommodation in excess of 5000 sq. ft. The ground floor features semi open plan living, ideal for families, with a living/dining area opening into a large kitchen/breakfast room, both opening onto a wonderfully private veranda overlooking Hitchin. There is also a separate reception room also boasting stunning views over Hitchin and beyond. For convenience there is a large cloakroom and door leading to the integral double garage.

The bedrooms are spread over the first and second floors, with the principal suite and second bedroom both benefitting from their own en-suites and built in wardrobes, opening to a shared balcony along with two further double bedrooms with built in wardrobes, all with views over the town centre, St Marys and the Chilterns. The first floor also features a family bathroom and utility space. Bedrooms five and six occupy the second floor and are both large double bedrooms.

The lower ground floor features a large games/cinema room with basement bar with lighting and backlit glass shelves. This room opens directly onto the beautifully secluded, mature and well planted rear garden. There is also a further reception room, currently used as a gym, with its own shower and W/C and access to the plant room.

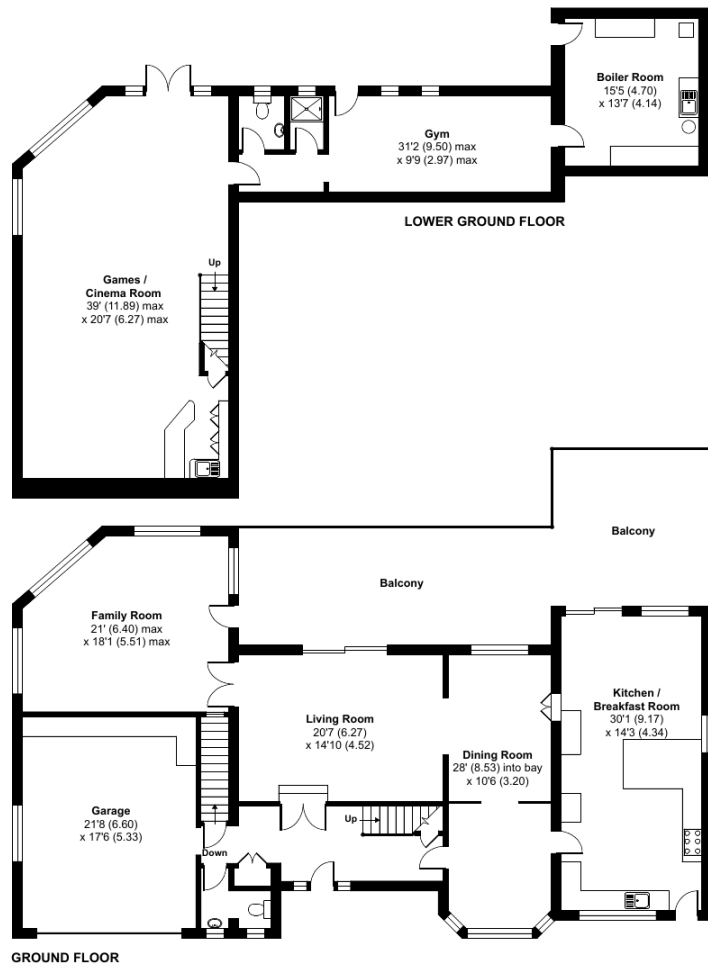
The approximate 0.27 acre plot wraps around the property with a large driveway and totally private front garden patio for morning sun. The rear garden has been thoughtfully designed and well planted to ensure privacy. Although just a short walk from the town centre the property is located in a quiet cul-de-sac and sheltered from nearby properties by trees and shrubs.

- A wonderful and spacious detached family home
- Six double bedrooms - two with en-suite bathrooms
- Accommodation across four floors in excess of 5000 sq.ft
- Stunning views over Hitchin
- Private veranda with fantastic views
- Private driveway with powered high gates
- Wired high-speed network throughout the property for home-working, video streaming, etc
- 0.9 miles, 17 min walk to Hitchin train station (as per Google maps)
- 0.5 miles, 9 min walk to Hitchin town centre (as per Google maps)





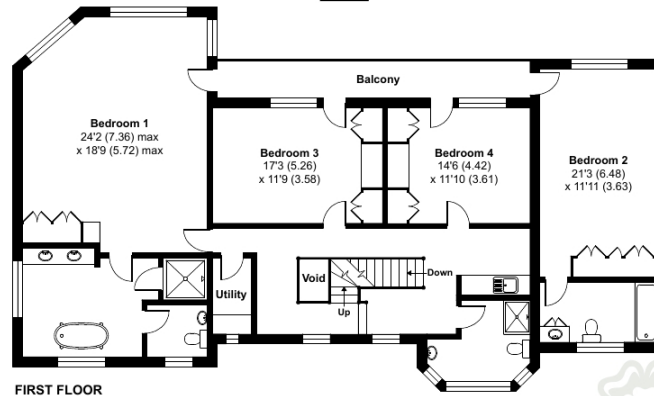
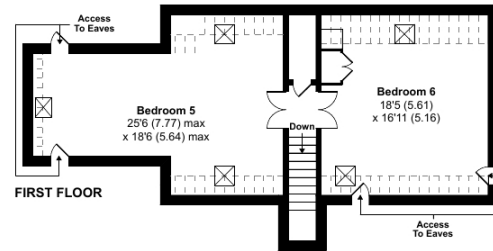




Approximate Area = 5429 sq ft / 504.3 sq m (excludes void)  
 Limited Use Area(s) = 146 sq ft / 13.5 sq m  
 Garage = 382 sq ft / 35.4 sq m  
 Total = 5957 sq ft / 553.4 sq m  
 For identification only - Not to scale



Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(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		76	78
		EU Directive 2002/91/EC	

**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 989152



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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