



Churchfields

Sperberry Hill, St Ippolyts, Hitchin,
Hertfordshire, SG4 7NZ
Guide Price £1,750,000

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properties

Churchfields is a distinguished detached former Vicarage dating from the 1930s, offering just under 4,000 sq. ft. of versatile accommodation set within a mature, private plot of just over 0.84 acres. Positioned on Sperberry Hill, the property enjoys a semi-rural setting while remaining within walking distance of amenities in St Ippolyts and the historic market town of Hitchin.

This exceptional five-bedroom home combines period character with modern family living. The layout flows beautifully between internal and external spaces, with double doors linking many of the principal rooms and opening onto terraces and gardens. A sheltered front entrance opens into a wide, light-filled reception hall, with an elegant staircase and iron balustrades.

The ground floor offers three generous reception rooms: a formal sitting room with parquet flooring and French doors opening onto the garden; a large study ideal for home working; and a spacious family room.

At the heart of the house is the open-plan kitchen/breakfast room. The kitchen opens via bi-fold doors into a light-filled conservatory with a vaulted ceiling, creating an inviting space for entertaining and relaxing while enjoying views of the garden. Tiled flooring with underfloor heating runs throughout this area. A side entrance provides day-to-day access via a practical boot/utility room with Belfast sink, shower cubicle, storage, and direct access to the integral double garage. A cloakroom and understairs storage complete the ground floor accommodation.

The first floor hosts four well-proportioned double bedrooms, all with en-suite facilities. The principal bedroom is a standout feature, with bespoke wardrobes, underfloor heating, en-suite bathroom, and double doors opening onto a balcony with views across the garden and beyond. A further bedroom benefits from an en-suite shower room, while two bedrooms share a Jack and Jill bathroom, one of which enjoys access to a south-facing balcony.

The second floor provides a fifth double bedroom with vaulted ceilings, exposed A-frames, eaves storage, and a bathroom, making it ideal for guests or older children.

Outside, electric gates open onto a gravel driveway with parking for multiple vehicles, in addition to the double garage, which includes an electric vehicle charging point. The gardens wrap around the house and have been thoughtfully landscaped by the current owners, offering a blend of formal and informal spaces. Features include expansive lawns, mature trees, herbaceous borders, an ornamental pond, a large paved entertaining terrace, and a vine-covered pergola leading to a bespoke wood and brick greenhouse, with raised kitchen garden beds and automated irrigation either side. Additional highlights include fruit trees, a knot garden, a timber workshop, and several secluded seating areas.

Churchfields presents a rare opportunity to acquire a substantial and characterful country home in a sought-after Hertfordshire village, while remaining close to Hitchin's excellent amenities. With highly regarded schools nearby and commuter links via Hitchin station and the A1, the property offers an ideal balance of rural tranquillity with modern convenience.

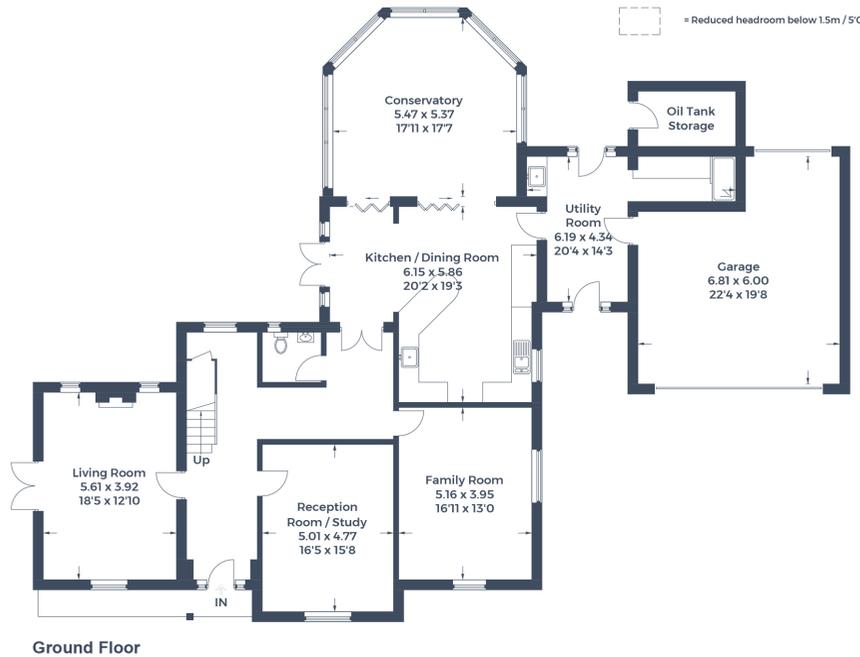
- Substantial detached former Vicarage offering just under 4,000 sq.ft
- Five double bedrooms, including an impressive principal suite with balcony and countryside views and four bathrooms
- Exceptional setting on a private 0.84-acre plot with landscaped gardens
- Superb entertaining spaces: multiple reception rooms, open-plan kitchen/breakfast room, conservatory, and garden terraces
- Extensive gated parking and integral double garage
- Semi-rural yet convenient location, walking distance to St Ippolyts amenities and 2 miles from Hitchin







Approximate Gross Internal Area
 Ground Floor = 172.3 sq m / 1,855 sq ft
 First Floor = 118.6 sq m / 1,276 sq ft
 Second Floor (Excluding Eaves) = 42.3 sq m / 455 sq ft
 Garage = 36.5 sq m / 393 sq ft
 Total = 369.7 sq m / 3,979 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	63
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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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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