



# Poppyfields

Little Lane, Pirton, Hitchin,  
Hertfordshire, SG5 3QR

**Guide Price £825,000**

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This superb three/four double bedroom detached family home resides at the end of Little Lane in the highly sought after village of Pirton. The property offers a prominent place in the village which is within easy walking distance to the local amenities and only a few minutes stroll from open countryside.

This family home is wonderfully light and balanced and offers accommodation of just under 2000 sqft arranged evenly over two floors. Commencing with a large and generous entrance hallway that flows through offering a downstairs cloakroom, stairs rising to the first floor accommodation and access to the main living areas. To the right hand side is the triple aspect sitting room with a feature fire place and multi-fuel burner and double doors leading out to the rear garden. To the left hand side is the versatile family room/bedroom four. To the rear of the property is the wonderfully fitted kitchen/dining room. This again offers double doors out to the rear garden and is serviced by an extremely useful utility room.

Upstairs there are three really good size bedrooms including the main principal bedroom with both built-in furniture and a three piece en-suite. The floor is completed with a four piece family bathroom suite.

The property is situated on a delightful private plot, featuring a beautiful garden enclosed by fencing and mature trees. There is a charming patio area leading out from the rear of the house and flows onto the lawn area. The front of the property offers ample off road parking on the block paved driveway and access to the garage to the side.

Pirton is a small village and civil parish three miles north-east of Hitchin in Hertfordshire, England. The church, rebuilt in 1877, but with the remains of its 12th-century tower, is built within the bailey of a former castle. Pirton Grange, which was remodelled in the 18th century, is in the north of the parish, and is a particularly interesting, moated Elizabethan house with a timber framed gatehouse. Hammonds Farm and Rectory Farm, with its tithe barn, are also Elizabethan.

- A wonderful three/four bedroom detached family home
- Well looked after and beautifully decorated throughout
- A great feeling of space with sizable entrance hall and landing
- Versatile accommodation with separate reception rooms or four bedrooms
- Landscaped private rear garden and ample off road parking and garage
- 4.1 miles, 10 min drive to Hitchin town centre (as per Google maps)
- 5.2 miles, 11 min drive to Hitchin train station (as per Google Maps)









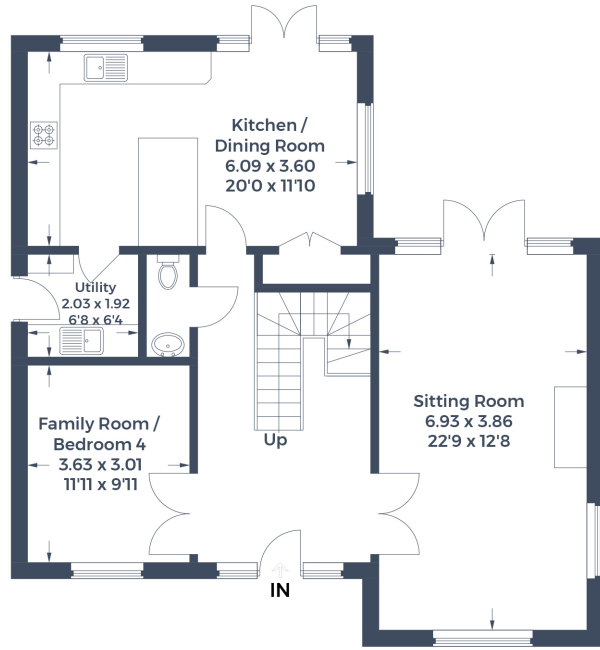




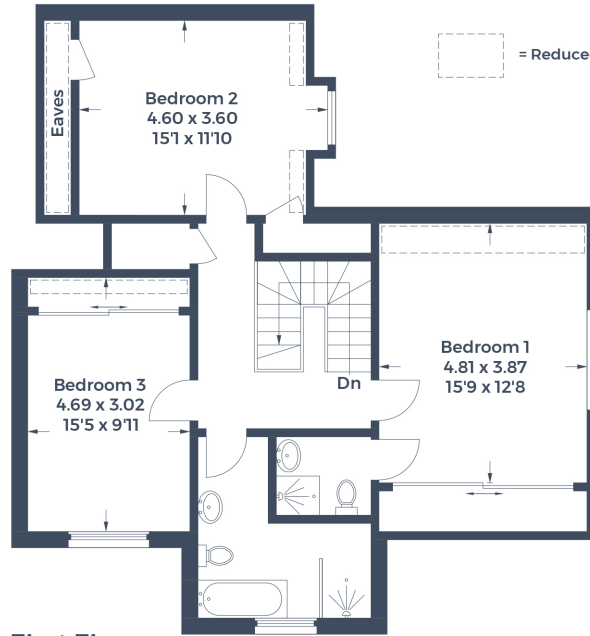
Approximate Gross Internal Area  
 Ground Floor = 87.4 sq m / 941 sq ft  
 First Floor (Excluding Eaves) = 78.7 sq m / 847 sq ft  
 First Floor = 17.0 sq m / 183 sq ft  
 Total = 183.1 sq m / 1,971 sq ft



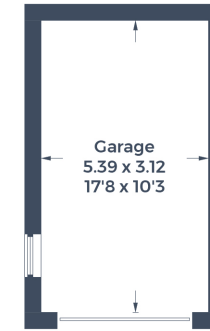
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	79
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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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