



Old Church House

Holwell, Hitchin,
Hertfordshire, SG5 3SN
Guide Price £1,150,000

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This charming detached property is set in a peaceful and quiet location, surrounded by lush green spaces offering a beautiful view. Modernised to a high standard, it boasts an array of unique features including an inglenook fireplace and a variety of open fireplaces, ample parking, a double garage with a studio/workshop above, and a well-maintained garden.

The house comprises five bedrooms, three bathrooms, a kitchen, and four reception rooms.

To the ground floor there is an open-plan kitchen with granite worktops, a utility room and a dining space. The reception rooms are the heart of this home, each with its own charm and all offering access to the rear garden. The first one offers large windows, a fireplace and stunning garden view. The other three reception rooms also all have garden views.

Leading on to the first floor, the master bedroom is a spacious double with an en-suite and a dressing room. The second (also offering an en-suite) and third bedrooms are dual aspect and along with the fourth, fifth and three-piece bathroom combine practical space for the family with attractive period features.

This Grade two listed property is ideal for families looking for a tranquil setting to call home. With a blend of traditional and contemporary elements, it provides both comfort and style. Old Church House's ample living options and serene location make it a unique and desirable purchase.

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.

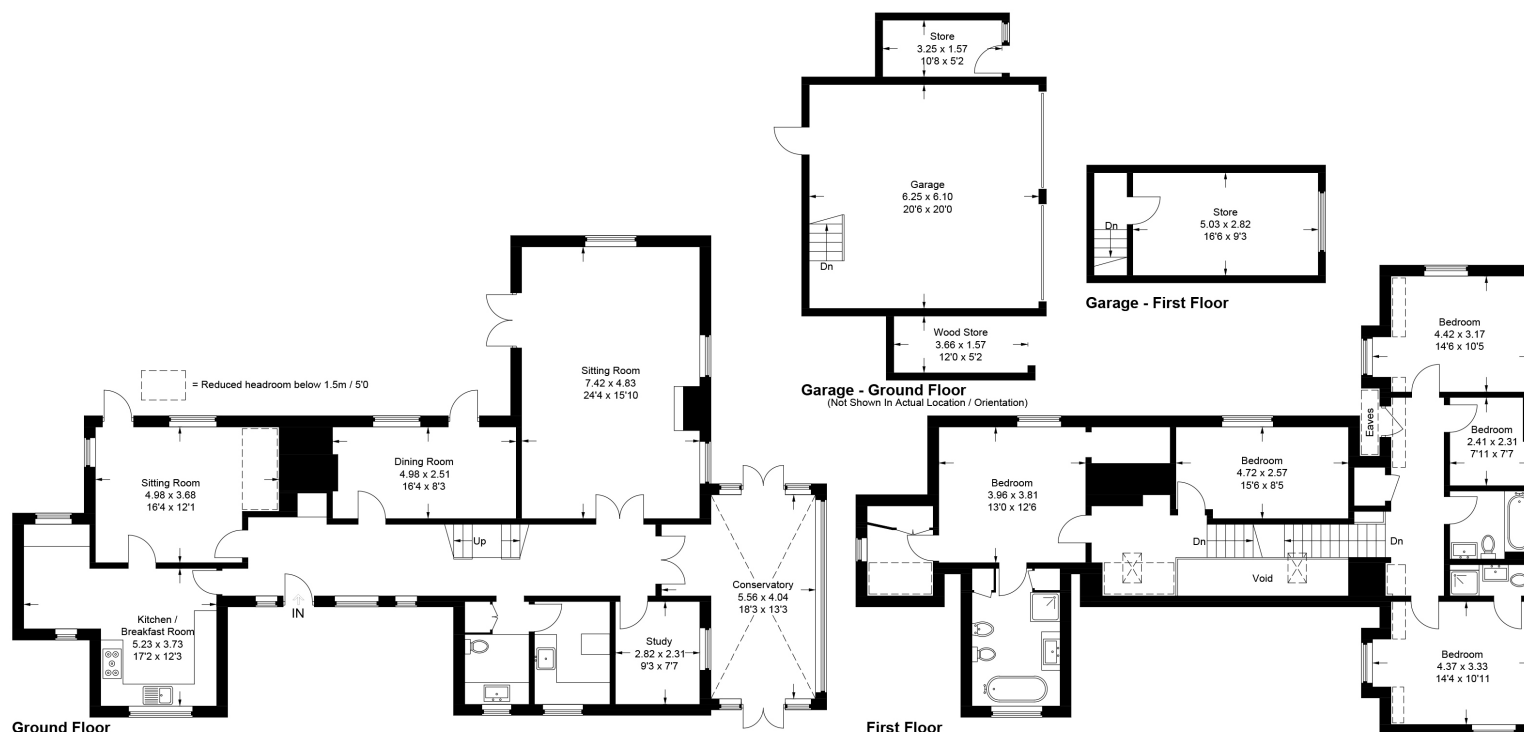
- 17th Century grade II listed property
- Character detached family home
- Five bedrooms and three bathrooms.
- Two sitting rooms and a dining room.
- Kitchen/breakfast, conservatory, study and utility.
- Double Garage with room above and large driveway.
- Large enclosed gardens and patio area
- Exposed beams and inglenook fireplaces
- Fabulous main living room with doors onto the garden
- Great views over countryside
- Peaceful location







Approximate Gross Internal Area
 Ground Floor = 151.9 sq m / 1,635 sq ft
 First Floor = 109.5 sq m / 1,179 sq ft
 Garage - Ground Floor = 50.2 sq m / 540 sq ft
 Garage - First Floor = 17.1 sq m / 184 sq ft
 Total = 328.7 sq m / 3,538 sq ft



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

Country Properties | 6, Brand Street | SG5 1HX

T: 01462 452951 | E: hitchin@country-properties.co.uk

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