



4 Priory Way
Hitchin | Hertfordshire | SG4 9BH

FINE & COUNTRY

4 PRIORY WAY







Step inside:

This character property is situated on a most enviable plot – spread over approximately 0.33 acres, in a quiet residential location on the edge of Hitchin. Built in 1938, this family home is of a unique design in the style of Arts & Crafts. Upon entry, you are instantaneously greeted by the conveniently situated hall, which leads its' viewers to the downstairs space. Refitted in 2021, the dine-in kitchen is in excess of 22ft. Finished to the highest of specifications with natural tiled flooring, fitted with solid oak worktops, a Butler's sink, and built-in appliances including a dishwasher, microwave, dual fridge/freezer, and a Rangemaster cooker featuring five hob rings and an extractor above. The kitchen also provides a feature stable door providing access to the garden. An adjacent utility room offers hand-painted wall and base units, a Butler's sink, a ceiling mounted vintage dryer and an enclosed gas fired boiler with Megaflo system. There are four reception spaces within the home, offering exceptional entertaining space for friends and family alike. The dining room can be accessed via both the hall and the kitchen, and includes engineered oak wood flooring, a period cast iron fireplace and dual-aspect windows, flooding the space with natural light from two windows to the front and one to the side of the property. The dual aspect sitting room contains an original inglenook brick fireplace and links to the family room with natural solid wood flooring throughout, offering versatile living space for its' owners. Leading on from the family room is the study, designed for working from home and view to the rear garden. A downstairs cloakroom with natural tiled flooring, W.C and hand basin completes the downstairs space. On the first floor, there are five double bedrooms – including an extensive master suite with vaulted ceiling and a four-piece ensuite. Furthermore, off the landing is a three-piece shower room including a hand basin, W.C and shower unit. In addition, is the family bathroom with naturally tiled floor which features a shower unit, W.C, hand basin and bathtub which concludes the internal floorplan..









Seller Insight

“ This delightful Arts and Crafts style property was bespoke designed and built in 1938 and was the first residence to be established in Priory Way. Set back from the road and screened by large flowering cherry trees and hedging Wayside is located in one of the most sought-after areas in the pretty market town of Hitchin. Significantly and sympathetically improved and extended by its current owners, it is its unique character and excellent location which makes it highly attractive. 'We have made alterations to enhance the original design and make the house more comfortable and suitable for modern living, from extending a narrow galley kitchen into an open space to increasing the natural light coming into the main living area by demolishing an old study. A new study created at the rear of the garage provides the perfect home working area with views of the garden,' say the owners.'

'Being positioned on the edge of Hitchin means we enjoy easy access to both the town centre with its excellent amenities and café culture and the countryside with its wonderful walks and village pubs.' Hitchin is a popular market town with many restaurants and bars and a twice-weekly open-air market. There is a wide choice of highly reputable schools catering for all ages, many of which are within walking distance. The town is also well connected by rail and bus services and within easy reach of all main London airports.

'The main dual aspect living room provides natural sunlight during the summer and is cosy and warm in the winter – sitting around the open fire with friends is a real pleasure.'

'The rear garden is a wonderful mix of low-maintenance borders of ornamental bushes, trees and perennials which are provisioned with an automated watering system and an automated lawnmower – both are a godsend. The large patio has a custom designed arbour and external lighting for entertaining.'

'The best start to the working day is having a peaceful coffee on the patio with just the local wildlife for company. We have spent many summer evenings here relaxing with friends and neighbours as the sun sets.'

'An apple and pear tree bear good fruit and the sturdy fences are populated with climbing roses and grapevine (chardonnay).'

'The area – a mix of established families and younger professionals – has a very sociable and welcoming feel and many national events have been celebrated on the local green.'*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















Step outside:

The external space is very impressive, situated on approximately 0.33 acres this stunning family home with landscaped garden and outside entertaining space. This home is accessed via a feature gravelled carriage driveway which could provide parking for up to several vehicles. External access to the garage is to the left of the property, in addition to a gated walkway which provides access to the rear garden – perfect for after a muddy walk! The stunning rear garden can be easily accessed via the kitchen, family room and the garage. Laid to lawn, this ideal garden contains a mixture of mature fruit trees and well stocked perennial borders with ornamental trees and shrubs. A Cotswold stone paved patio area spans the length and side of the plot, and features a semi-circular pergola ideal for al-fresco dining and entertaining guests, friends and family in the warmer months.



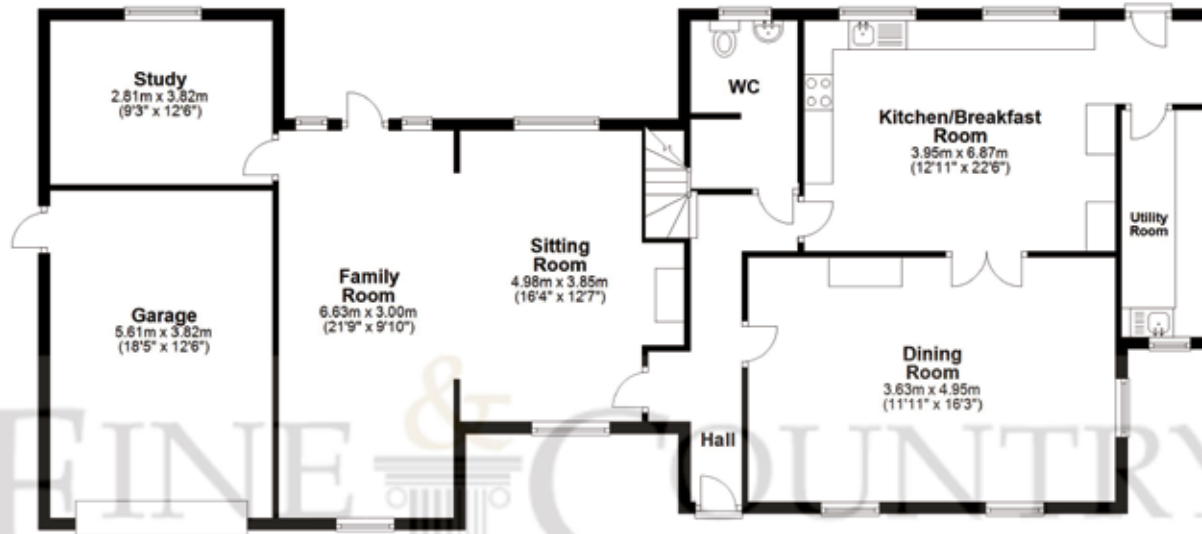




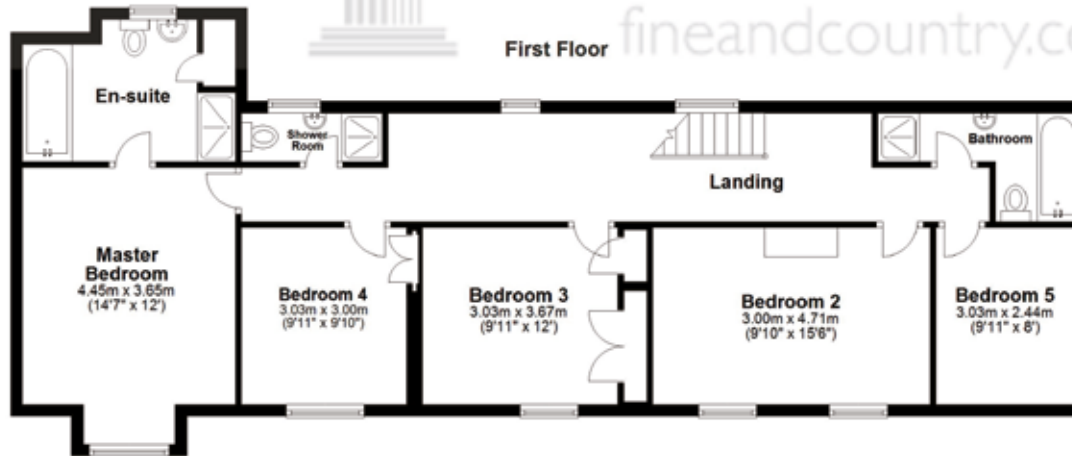
About the area:

Situated in the north of Hertfordshire, Hitchin combines the best elements of town and country living. As a prominent historic market town Hitchin offers a multitude of well-established and new independent businesses as well as a wide selection of activities including the swimming pool, The Queen Mother theatre and Hitchin Lavender Fields. Hitchin train station offers a regular service to King's Cross. There are also rail services to Cambridge and the North via Peterborough. By road, Hitchin is just off the A1 Junctions 8 and approximately 30 minutes from Junction 23 of the M25. The M1 North can be accessed via the A505 and Luton Airport is only around 15 minutes away. Hitchin has a selection of highly acclaimed schools with the separate boys' and girls' school both achieving 'Outstanding' OFSTED reports.

Ground Floor



First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate. Plan produced using PlanUp.

Council Tax Band: G

Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate 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 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. Printed 14.04.2023





FINE & COUNTRY

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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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