



# Cambridge Cottages

Holwell Road, Holwell, Hitchin,  
Hertfordshire, SG5 3SL  
Guide Price £625,000

**COUNTRY PROPERTIES**  
PART OF HUNTERS



Located in a tranquil and rural setting in the village of Holwell is this wonderful three bedroom detached family home. This location is highly popular with families and is close to the local village of Pirton and the market town of Hitchin. The property has been incredibly well looked after by the current owners and is presented to the highest of standards.

The ground floorspace comprises the front door entrance into the hallway that leads to the living room at the rear of the property and past both the kitchen, the utility room, and the stairway that leads to the first floor accommodation, and a storage/cloakroom that is provided underneath the stairs. The living room that also contains a feature fireplace could also provide space for a dining area, and a sliding glass door that provides light to the living room also gives access to the spacious conservatory at the rear, currently comprising dining area and a seating area, and providing access to the garden area to the south side of the property.

The Kitchen that lies to the front of the property is of a good size with a range of floor and wall cupboards within, that provide space for the sink, cooker, extractor, dish washer and a fridge and freezer. On the opposite side of the hall there is a 'utility' room, that provides partly as a cloakroom for outer clothing, and also contains both a washing machine and drier, plus a sink and additional fridge/freezer.

The existing stairs lead upwards to the landing on the first floor that provides access to the three bedrooms and the family bathroom, also to an airing cupboard, and there is also a ladder providing access to the upper loft area. The main bedroom provides adequate space for a double bed and large wardrobes, and also gives direct access to the existing en-suite shower room. The other rear bedroom also provides space for a double bed and wardrobe, and the smaller front bedroom can provide space for a single bed, wardrobe and a desk and chair (that is currently used as an office).

Outside and to the front of the property is a well maintained gravelled driveway providing ample off road parking. There is access to the garage which has been converted and provides good storage. The rear garden starts with a patio area and then steps up to a lovely mainly laid to lawn and enclosed by timber fencing and plant borders.

- Three bedroom detached family home
- Rural village setting with lovely countryside walks
- Living/dining room and conservatory
- Incredibly well presented throughout
- 4.1 miles, 13 min drive to Hitchin town centre (as per Google Maps)
- 3.9 miles, 12 mins drive to Hitchin railway station (as per Google Maps)



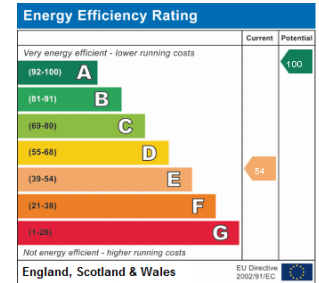
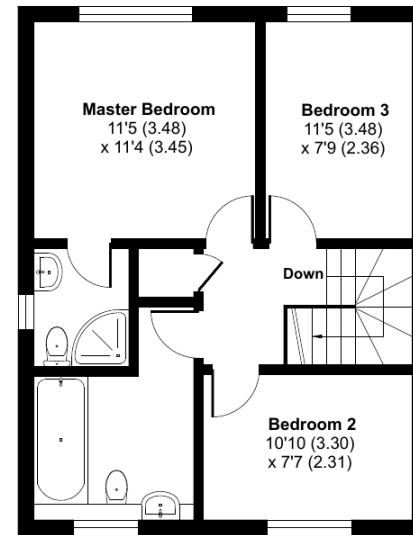
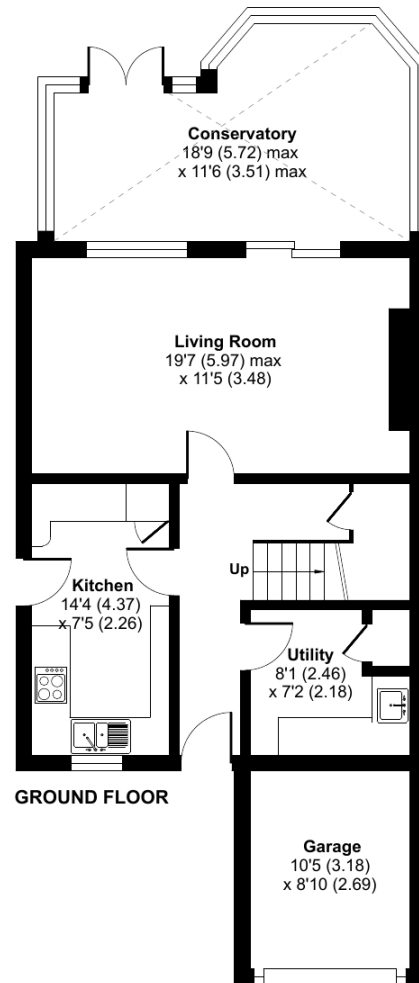






Approximate Area = 1329 sq ft / 124 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Country Properties. REF: 902082



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

www.country-properties.co.uk

