



# The Hollies

Fore Street, Weston, Hitchin,  
Hertfordshire, SG4 7AS  
**£1,100,000**

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Nestled in the heart of the highly regarded village of Weston, just a short distance from Baldock, The Hollies is an impressive detached family home that perfectly balances village charm with modern family living. Set back from the road and occupying a generous plot, this substantial residence offers versatile accommodation ideal for families of all ages.

Approaching via a sweeping gravel driveway, the property enjoys ample off-road parking, a lawned frontage, and mature hedging that provides both privacy and an attractive outlook. A covered entrance leads into a spacious and light-filled entrance hall, which forms the central hub of the home and provides access to the main reception rooms and the staircase to the first floor.

To the left of the hall is a welcoming formal sitting room, complete with a feature log burner, windows to the front aspect, and French doors opening onto the rear garden allowing natural light to flood the space. To the right is a generous dining room with front-facing windows, offering excellent flexibility and equally suited as a snug or home office.

At the heart of the home lies the stunning kitchen, dining, and family area. Fitted with an extensive range of contemporary cabinetry and high-end integrated appliances, this thoughtfully designed space features a breakfast bar for informal dining and a U-shaped kitchen that opens seamlessly into a substantial second reception area, currently used as a family sitting room. This impressive open-plan arrangement creates a sociable and practical environment, ideal for both entertaining and everyday family life.

Leading from the kitchen is a well-appointed boot room, cloakroom, and a separate utility room, which also provides direct access to the garden and the integral garage adding further convenience to this well-designed home.

The first floor offers a spacious landing leading to four double bedrooms and the family bathroom. The principal bedroom is particularly impressive, enjoying garden views from rear-facing windows and access to a modern en suite shower room with WC and wash hand basin. Bedroom three is currently arranged as a walk-in dressing room with fitted wardrobes and double doors opening into the principal bedroom, though it could easily be reinstated as a separate bedroom if required. Bedroom two is another generous double with rear and side aspect windows, while bedroom four is a well-proportioned double to the front, currently used as a home office or hobby room.

The family bathroom is beautifully appointed and overlooks the garden, featuring a luxurious five-piece suite comprising a walk-in shower, freestanding bath, WC, bidet, wash hand basin, and built-in storage cabinetry.

Externally, the property sits within a substantial and well-maintained plot, offering formal lawns, expansive patio areas, and a large garden room with two sets of French doors—perfect for entertaining or relaxing. One patio area houses a covered hot tub, creating a superb outdoor living space that flows seamlessly from the ground floor accommodation, with access from multiple rooms.

This exceptional home offers space, flexibility, and a superb village setting, making it a rare opportunity in one of North Hertfordshire's most desirable locations.

- 4 Bedrooms – 2 Bathrooms – 3 Reception rooms
- Open planned Kitchen / Diner / Living room with separate utility room
- Substantial plot in village location in close proximity to Baldock and Hitchin
- Council Tax Band F – EPC Rating Awaited















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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