



THE WILLOWS

Butchers Lane | Preston
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We are delighted to bring to the open market for the first time in over 40 years, this extended and delightful four bedroomed detached family home.

Situated in the sought after North Hertfordshire village of Preston, this fine residence occupies a generous plot which extends to approximately a third of an acre and also boasts open views to the front.

The property has versatile accommodation of approximately 2000 sq.ft which includes a generous ensuite to the master bedroom, a good sized living room and dining area, a separate breakfast room, a utility room and an integral garage.

To the front there are recently fitted aluminium windows and ample off road parking.

There is a good sized garden room/conservatory which has direct access to the North East facing garden which offers scope for a multitude of outdoor uses to include formal lawns, outbuildings such as office space or a gym, children's play area or allotments.

The garden is fully enclosed and has mature trees for additional screening.

The whole property has a wealth of potential to extend further, subject to planning permissions and for any buyer to make their mark on this rare opportunity.



FEATURES

- Popular Village Location
- Countryside Walks on Doorstep
- Generous Accommodation
- Private Back Lane
- Approx Third of an Acre Plot
- Countryside Views to Front
- Off Road Parking
- Potential to Extend (STPC)



“Preston has a primary school, a cricket club and The Red Lion Pub which was the first community owned pub in the country and was voted North Herts CAMRA Pub of the Year in 2018.”



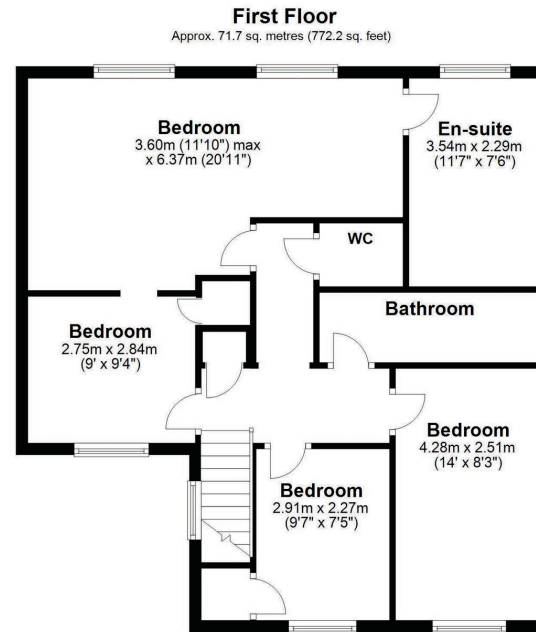
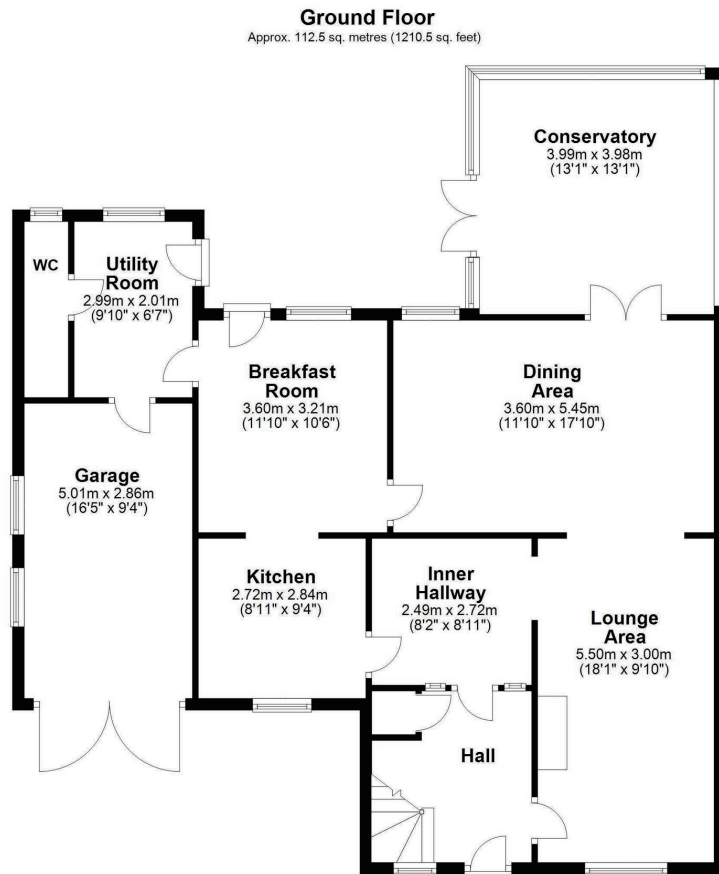
Preston is a small parish in Hertfordshire, made up of approximately 400 people living in around 175 households.

The parish benefits from being secluded but with easy access to the rest of the country.

The village of Preston, nestling in the countryside 38 miles north of Central London, 4 miles south of the historic market town of Hitchin, is the only major settlement within the parish and is the hub of this happy, peaceful yet thriving, rural community.

Preston is a 'Chiltern' parish as, despite its small size, it stretches across the Chiltern escarpment, from the foot of the scarp slope at Wellhead Farm and its spring source of the river Hiz, up the short steep scarp slope by Offley Holes Farm, and then southwards gently down the dip slope to the village and on down to Hitch Wood and the B651 road.

These landscape changes in altitude and gradient give subtly changing vistas across the length and breadth of the parish.



Total area: approx. 184.2 sq. metres (1982.7 sq. feet)

All measurements shown are approximate and for guidance only. Garages and workshops are not included in any gross floor areas unless integral to the main building where they will be included.
Plan produced using PlanUp.



GENERAL

Guide Price £925,000

Tenure: Freehold

EPC Rating: F

Council Tax Band: F

Additional Information:

Hitchin - 4 miles (London Kings Cross from 47 minutes), Stevenage - 6 miles (London Kings Cross from 22 minutes), A1(M) - 5 miles, M1 (J10) - 12 miles, Luton Airport - 6 miles (All times and distances are approximate).

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