



Rowan Grove

St Ippolyts, Hitchin,
Hertfordshire, SG4 7SP
Guide Price £725,000

COUNTRY PROPERTIES
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A five bedroom detached family home located in a highly sought after cul-de-sac in St Ippolyts. The property is situated on the edge of the countryside offering wonderful walks whilst also being a short drive from local amenities.

This home offers well balanced accommodation arranged over three floors. The accommodation has a large entrance hall which offers a downstairs cloakroom and flows through to the further accommodation. The ground floor comprises a front living/snug room, a further reception room with doors through to the conservatory, this then flows through to the fitted kitchen and additional utility room. Upstairs, offers a generous landing with large airing cupboard leading to a light and airy principle bedroom with dual aspect windows giving plenty of light. The second/guest bedroom also offers an ensuite and there are two further bedrooms and a family bathroom on this floor. The third floor is taken up by the final bedroom which is over 19ft in length. The property resides on a corner plot with a rear garden bordered by mature trees. To the side of the property is a garage with a driveway providing off road parking.

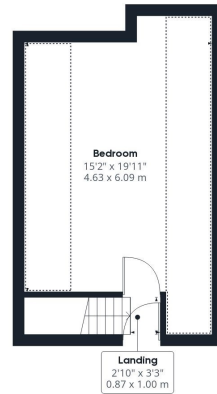
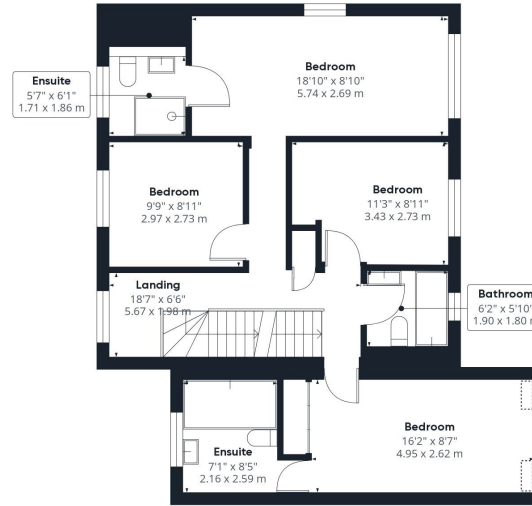
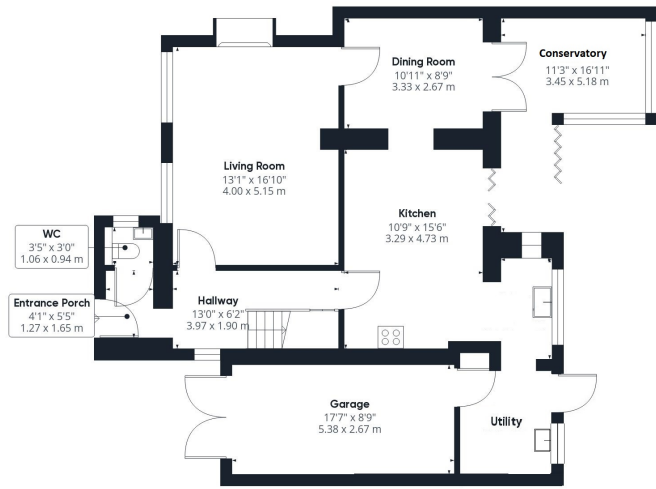
St Ippolyts is a much sought after Hertfordshire village a short distance from Hitchin adjacent to traditional rural countryside. The village benefits from a popular Primary School, General Store and Church.

- A generous family home offering accommodation of over 1750 SQFT
- Highly sought after cul-de-sac location on the edge of St Ippolyts
- Separate reception rooms and additional conservatory
- Two ensuites and a family bathroom
- 1.1 mile, 26 mins walk to Hitchin town centre (as per Google Maps)
- 1.8 miles, 10 mins drive to Hitchin train station (as per Google Maps)
- NO ONWARD CHAIN









Approximate total area¹⁰

1790.61 ft²
166.35 m²

Reduced headroom

185.71 ft²
17.25 m²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	78
England, Scotland & Wales			EU Directive 2002/91/EC

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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