



The Old School House

School Lane, Ley Green, Hitchin,
Hertfordshire, SG4 8LX
Guide Price **£1,250,000**

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A truly unique four-bedroom family home situated in the tranquil and picturesque hamlet of Ley Green with the added benefit of a further three-bedroom property being included in the sale.

Originally built as the village school and head teachers house, The Old School house offers well balanced and versatile accommodation approaching 2400 sqft and arranged over two floors. The ground floor offers a large and inviting entrance hall, spacious dual aspect living room with feature fireplace, large fitted kitchen opening in to conservatory, dining room and study. Further benefits on the ground floor also include utility room and separate WC. The four double bedrooms and family bathroom are located on the first floor with the principle suite enjoying its own en-suite and fitted wardrobes.

Attached to The Old School House is the former head teachers house and now a fully self-contained 869 sqft 2/3 bedroom house with fitted kitchen, two separate reception rooms, 2 / 3 bedroom and bathroom.

The property enjoys a generous plot with large driveway providing off road parking, detached garage and expansive rear garden which sides on to the village Rec.

Ley Green and the adjoining hamlet of Kings Walden are set in a beautiful area of rolling countryside, comprising mixed farm and woodland. There is a village store and coffee shop and a local pub. There is a regular bus service to the nearby market town of Hitchin (5 miles) which has mainline rail connections to Kings Cross and Cambridge (both 30 mins). Luton airport is 15 minutes away and Stansted and Heathrow are within an hour. Both the A1 and M1 motorways are within easy reach.

- Unique four-bedroom family home
- A further three-bedroom house included with sale
- Generous level of accommodation of over 3600 sqft including double garage and storage room.
- Expansive front and rear gardens
- Double garage and off-road parking for several cars.
- Chain free



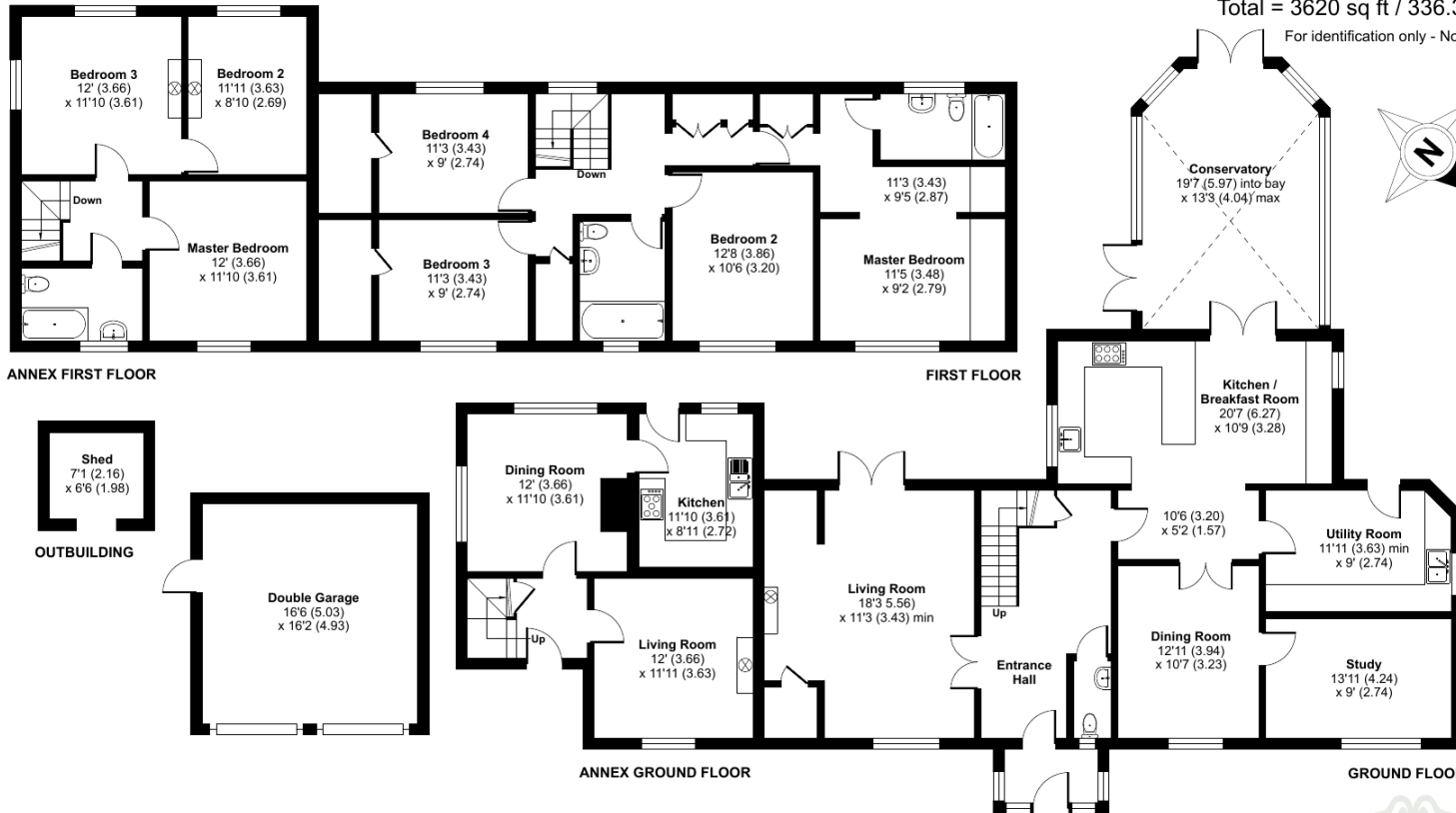




Approximate Area = 2438 sq ft / 226.5 sq m
 Annex = 869 sq ft / 80.7 sq m
 Garage = 267 sq ft / 24.8 sq m
 Outbuilding = 46 sq ft / 4.3 sq m
 Total = 3620 sq ft / 336.3 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E		
(21-38)	F		34
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1024062



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

Viewing by appointment only

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