



Sugar Loaf Cottage

39 Lower Road, Breachwood Green, Hitchin,
Hertfordshire, SG4 8NS

Guide Price £850,000

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Sugar Loaf Cottage is a beautifully presented and character filled period home, perfectly positioned within the village of Breachwood Green. Rich in charm yet thoughtfully updated for modern living, this unique property offers generous accommodation, flexible living spaces, and an inviting atmosphere throughout.

The entrance porch leads into a welcoming hallway that gently introduces the home's character. To one side, a delightful snug with a log burner offers the perfect spot to unwind. Beyond this, the spacious living room, also featuring a log burner, provides an elegant yet cosy setting for everyday living. The separate dining room enjoys double doors opening onto the rear garden. The heart of the home is the impressive kitchen/breakfast room, fitted with modern cabinetry, a central island, and generous workspace with a separate utility room and WC adding convenience. A versatile ground floor bedroom with double doors to the garden benefits from its own en suite shower room, making it ideal for guests, extended family, or a private workspace.

Upstairs, the principal bedroom offers excellent proportions and fitted wardrobes. The second double bedroom includes a fitted shower and WC, adding a touch of luxury and practicality. A further third bedroom and a beautifully appointed four piece family bathroom complete the first floor accommodation.

The rear garden is private, enclosed, and predominantly laid to lawn, with a patio area perfect for outdoor dining and relaxation. To the front, the property benefits from driveway parking and a charming front garden that enhances its kerb appeal. From here, there is access to the double length garage, offering superb storage or workshop potential.

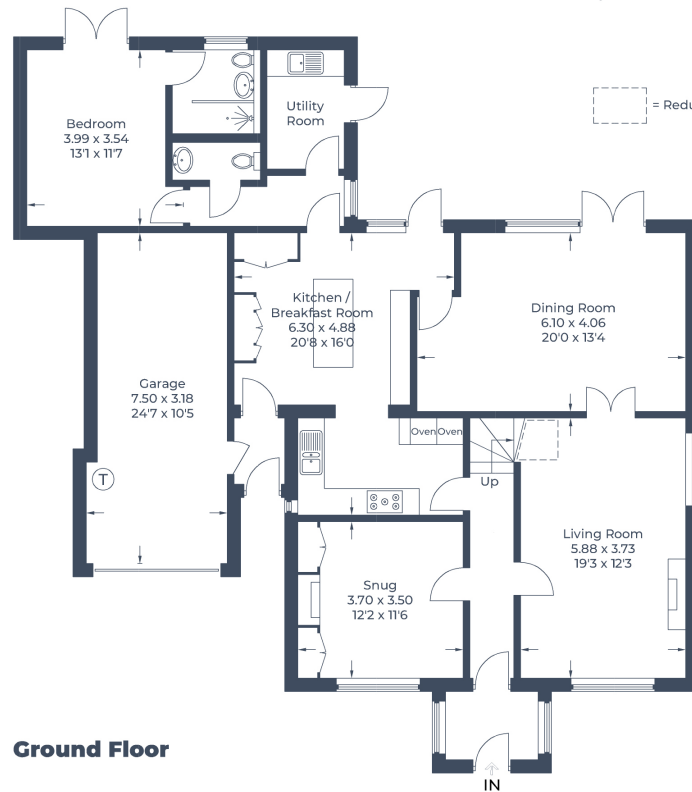
- Detached character home
- Four bedrooms
- Modern finishes throughout
- Versatile ground floor accommodation
- Front and rear gardens
- Garage and driveway
- 6.9 miles, 16 mins drive to Hitchin mainline train station (as per Google Maps)
- 6.4 miles, 14 mins drive to Hitchin town centre (as per Google Maps)



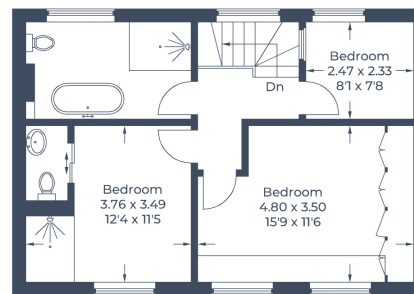




Approximate Gross Internal Area
 Ground Floor = 155.2 sq m / 1,670 sq ft
 (Including Garage)
 First Floor = 51.9 sq m / 559 sq ft
 Total = 207.1 sq m / 2,229 sq ft



Ground Floor



First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.

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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		
England, Scotland & Wales	61	73
	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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