



Beech House  
Redcoats Green | Little Wymondley | Hitchin | SG4 7JR

FINE & COUNTRY

BEECH HOUSE

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A rare opportunity to acquire a spectacular property nestled into Hitchin's countryside. Comprising of over 4200 sq. ft, Beech House offers country living whilst being a stone's throw away from the historic market town of Hitchin.

The property itself has been beautifully modernised throughout to offer flexible entertaining space and living accommodation for growing families, whilst retaining its Georgian heritage charm and era.

Stepping inside this uniquely designed property the notable feeling of character and wealth is instant. The ground floor accommodation comprises of a welcoming reception hallway, front facing sitting room, two studies, games room, downstairs cloakroom, utility and a modern kitchen. The stylish sleek black Bulthaup kitchen features a large island and premium Gaggenau appliances. The charming Orangery/family room with vaulted ceilings and an impressive roof lantern offers a warming space for relaxing whilst enjoying stunning views over the garden through into the paddocks.

In addition to the first-floor accommodation there is also the added benefit of an annex, joined to the main house with its own separate entrance. The annex comprises of an open plan kitchen/living area, separate dining room and double bedroom with ensuite. The French doors in both the bedroom and dining room provide access to the rear garden.

Heading upstairs to the first floor there is an exquisite principal bedroom with dressing area and en-suite bathroom. Bedroom two offers yet another dressing room and ensuite and a further two double bedrooms and family bathroom complete the first-floor accommodation.









# Seller Insight

“ This magnificent Georgian property enjoys a setting within its own large acreage of land, close to the rural village of Little Wymondley. Both Hitchin and Stevenage are conveniently close, and apart from the outstanding wealth of amenities being within easy reach, the house is close to convenient railway stations for easy access into London.

Living locally, Beech House is a property which had been long admired by the owners who purchased the property when it became available in 2016. Although the house had been well maintained throughout its history, it has been the subject of a major enhancement and restoration project carried out by the owners who lived in the annexe whilst the work was undertaken. Many essential, practical, tasks were carried out to upgrade the plumbing, heating, electrics etc and the internal layout was 'tweaked' a little to heighten the practicalities of some functions, particularly the kitchen/dining/family space which has been very much the hub of family life. The owners very cleverly incorporated many original features into the upgrade and Beech House reflects its original classic Georgian elegance which skilfully meld with its modern day comforts and luxuries.

The elegance and style of the property continues into the large garden which, apart from its beauty, contains many interesting features, such as its two ponds, a small orchard, and a delightful walled garden. In addition, there are outstanding equestrian facilities, which include stables, paddocks, a menage and a horse walker, with lots of nearby bridlepaths to explore. With so many facilities available, the house and gardens have been an idyllic home to share with others.

Although beautifully tucked away, everything required is just minutes from the house. Shops, excellent restaurants, sport and leisure facilities, alongside a wide choice of first-rate education opportunities. Both Hitchin and Stevenage stations enable convenient access into London and onwards to Gatwick Airport and Brighton. The road network is also very good and provides stress free journeys to many interesting locations, such as the historic city of Cambridge, especially to wander around its colleges and marvel at their wonderful historic architecture.

It is now time for another family to enjoy life in this fabulous house and the owners wish its new owners much happiness. \*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



















Situated in the north of Hertfordshire, Hitchin combines the best elements of town and country living. As a prominent historic market town, Hitchin offers a multitude of well-established and new independent businesses as well as a wide selection of activities including the swimming pool, The Queen Mother theatre and Hitchin Lavender Fields. Hitchin train station offers a regular service to King's Cross. There are also rail services to Cambridge and the North via Peterborough. By road, Hitchin is just off the A1 Junctions 8 and approximately 30 minutes from Junction 23 of the M25. The M1 North can be accessed via the A505 and Luton Airport is only around 15 minutes away. Hitchin has a selection of highly acclaimed schools with the separate boys' and girls' school both achieving 'Outstanding' OFSTED reports.

Aside from the property, there is also beauty to be found in the gardens. Upon approach, you will instantly notice the time and detail that has gone into Beech House to make it what it is today. A stone gravel carriage driveway with formal topiary hedges, creating a bespoke centre piece, sits to the front of the property. Electric security gates then lead you through the driveway up to the gardens and carport - suitable for up to four vehicles.

The rear garden has many noteworthy features, including; a 90ft deep historic well, an impressive Koi Carp Pond, two patio terraces, beautiful pockets of landscaping, vast open lawns and a wildlife pond. The gardens are stocked with a wide variety of mature trees, a wooden pillar pergola, a partition stone wall hosting ever-green climbing plants, and an array of wild and potted flowers/plants throughout. The gardens have a true stately feel and are also completely private, offering a tranquil retreat and haven for the local wildlife.

Furthermore, the equestrian facilities offer the ultimate package for those with equestrian interests. With five large paddocks, a Menage, tack room, horse walker and stable block and yard the facilities here are every horse owners dream.

Overall, sitting on a breathtaking 6.63-acre plot, Beech house is simply stunning and a viewing is highly recommended.











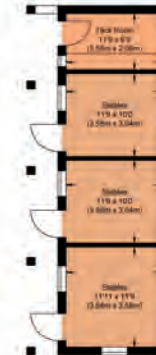




(Not Shown in Actual Location/Orientation)



(Not Shown in Actual Location/Orientation)



(Not Shown in Actual Location/Orientation)



Basement



Beech House Ground Floor



Beech House First Floor

## Beech House

Approximate Gross Internal Floor Area : 396.50 sq m / 4267.89 sq ft  
(Excluding Basement & Outbuilding)

Basement Area : 17.50 sq m / 188.36 sq ft

Outbuilding Area : 177.30 sq m / 1908.44 sq ft

Total Area : 591.30 sq m / 6364.70 sq ft (Excluding Carport)

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

Council Tax Band: H

Tenure: Freehold



Agents notes: All measurements are approximate 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 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. Printed 05.07.2023





# FINE & COUNTRY

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