



# Coppice Mead

Stotfold, Hitchin,  
Bedfordshire, SG5 4JX

**Offers in Excess of £575,000**

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This impressive detached home offers spacious, modern living ideal for families. It features four double bedrooms, including a luxurious master with built-in wardrobes and en suite. The ground floor includes two reception rooms, a contemporary kitchen diner, a dedicated office space, and a separate study—perfect for working from home. Outside, the private rear garden enjoys peaceful brook views. Additional highlights include a garage and ample off-road parking. A perfect blend of style, space, and practicality—viewing is essential.

- Excellent commuter access into London via Arlesey main line station ( St Pancras in 38 mins)
- Garage and ample off road parking
- Master bedroom with en-suite and built in wardrobes
- New kitchen fitted in August 2023
- Within walking distance of well regarded local schools and amenities
- Beautifully presented throughout - just move in!



## INTERNAL

### GROUND FLOOR

#### Entrance Hall

Wood effect laminate flooring. Carpeted stairs rising to first floor. Radiator. Doors to Kitchen/Diner, Living Room, Utility Room and Cloakroom.

#### Cloakroom

Vanity wash hand basin and low level WC. Radiator. Tiled effect vinyl flooring. Window to front aspect.

#### Kitchen/Dining Room

28' 1" x 8' 0" (8.56m x 2.44m) Refitted kitchen with a range of wall and base units with marble effect worksurfaces over and upstands. White inset one and half bowl ceramic sink and drainer unit with swan neck mixer tap over. Integrated Bosh electric double oven and grill. Bosh electric hob with glass splashback and stainless steel extractor fan over. Integrated fridge/freezer and integrated dishwasher. Understairs storage cupboard. Karndean flooring. Bay window to front aspect and two windows to side aspect. Patio door to side aspect. Archway into Family Room.

#### Utility Room

7' 11" x 4' 7" (2.41m x 1.40m) Window to side aspect. A range of wall and base units. Plumbing and space for washing machine.

#### Family Room

11' 4" x 8' 0" (3.45m x 2.44m) Window to side aspect. Fitted carpet. Radiator. Glazed treble doors onto Living Room. Built in storage cupboard.

#### Living Room

19' 9" (max) x 12' 9" (max) (6.02m max x 3.89m max) Extended Living room with French doors with wing windows to both sides onto rear garden. Feature electric fire place. Fitted carpet. Two radiators. Glass double doors onto office space. Door to a separate Study.

#### Office Space

7' 11" x 3' 10" (2.41m x 1.16m) Fitted carpet and glazed double doors onto Living Room.

#### Study

10' 1" x 8' 11" (3.07m x 2.72m) Window to rear aspect. Fitted carpet. Radiator. Patio doors to side aspect.



## FIRST FLOOR

### Landing

Doors to all bedrooms and bathroom. Storage cupboard. Radiator. Window to rear aspect. Loft hatch.

### Bedroom One

14' 3" x 13' 3" (4.34m x 4.04m) Master bedroom with window to front aspect. Two double built in wardrobes. Radiator.

### En Suite

En Suite comprising wash hand basin, low level WC and double shower cubicle. Tiled splashbacks. Tiled effect vinyl flooring. Radiator. Window to side aspect.

### Bedroom Two

12' 10" x 8' 0" (3.91m x 2.44m) Window to front aspect. Fitted carpet. Radiator.

### Bedroom Three

10' 7" (max) x 8' 11" (min) (3.21m max x 2.72m min) Window to rear aspect. Fitted carpet. Radiator.

### Bedroom Four

10' 3" x 8' 4" (3.12m x 2.54m) Window to rear aspect. Double build in wardrobe. Fitted carpet. Radiator.



## Bathroom

Bathroom suite comprising wash hand basin, low level WC and panel enclosed bath tub with shower over and shower screen to side. Tiled splashbacks. Tiled effect vinyl flooring. Radiator. Obscure window to side aspect.

## OUTSIDE

### Front Garden and Driveway

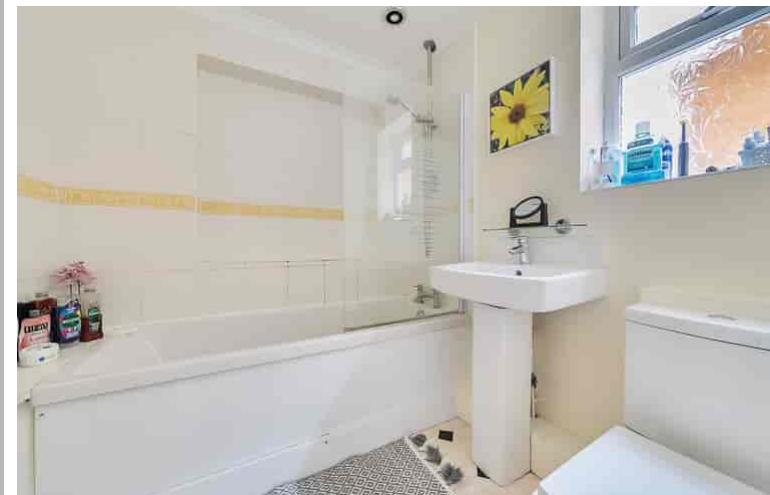
Driveway to front with off road parking space for up to 4 cars. Grassed lawn area and flower and shrubs borders. Integral garage.

### Rear Garden

Well maintained rear garden mainly laid to lawn, paved path to rear patio area. Variety of flower and shrub borders. Garden shed. Picket fence to rear.

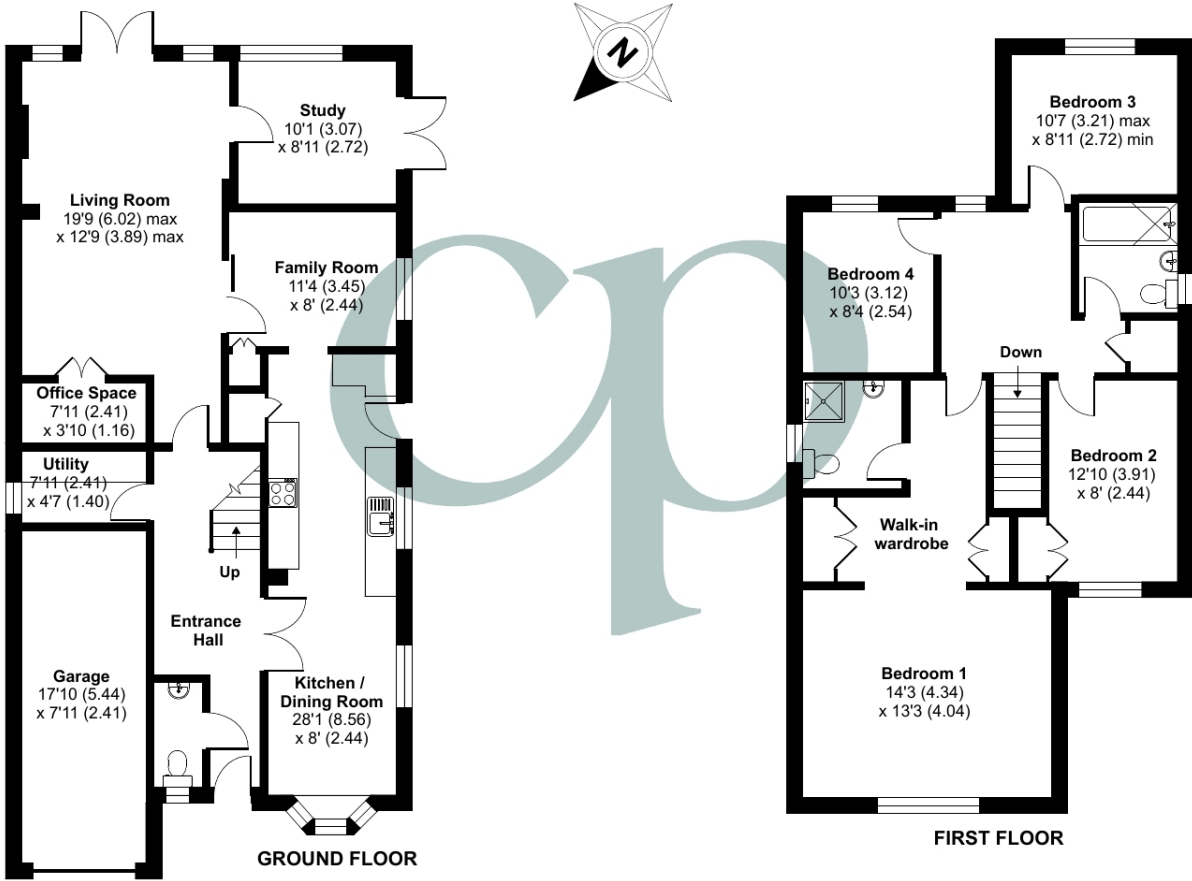
### Garage

17' 10" x 7' 11" (5.44m x 2.41m) Integral garage with up and over door and light.





Approximate Area = 1857 sq ft / 172.5 sq m (excludes garage)  
Garage = 143 sq ft / 13.2 sq m  
Total = 2000 sq ft / 185.8 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Country Properties. REF: 1332846

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Viewing by appointment only

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