



# Royal Oak Lane

Pirton, Hitchin,  
Hertfordshire, SG5 3QT  
Guide Price £1,000,000

country  
properties

A beautiful and amazing individual and unique four/five bedroom detached family home which is set down a private driveway in this wonderful Hertfordshire village.

The ground floor accommodation starts with a welcoming and wonderful entrance hallway which offers two storage cupboards and a hand built walnut staircase. There are double doors which lead through to the stunning open plan living and kitchen space with vaulted ceiling and exposed beams. The living area benefits from a wonderful fireplace and log burner and double doors out to the rear garden. The hand built kitchen offers a range of storage and surface areas as well as space for a range oven and fridge/freezer. The utility room houses storage and space and services for washing machine and tumble dryer, there is also further access to the rear garden. There are four bedrooms off of the hallway with an ensuite to the principal bedroom and the second bedroom. This floor is completed with the family bathroom. On the first floor there is an additional bedroom and bathroom suite.

Outside to the front is a wonderful block paved driveway providing ample off road parking. The front garden is laid to lawn with planted borders. The rear garden is enclosed by timber fence and is mainly laid to lawn with patio area. Again this is enclosed by planted borders.

NOTE: the highlighted aerial image is for illustrative purposes, interested parties to carry out their own boundary due diligence.

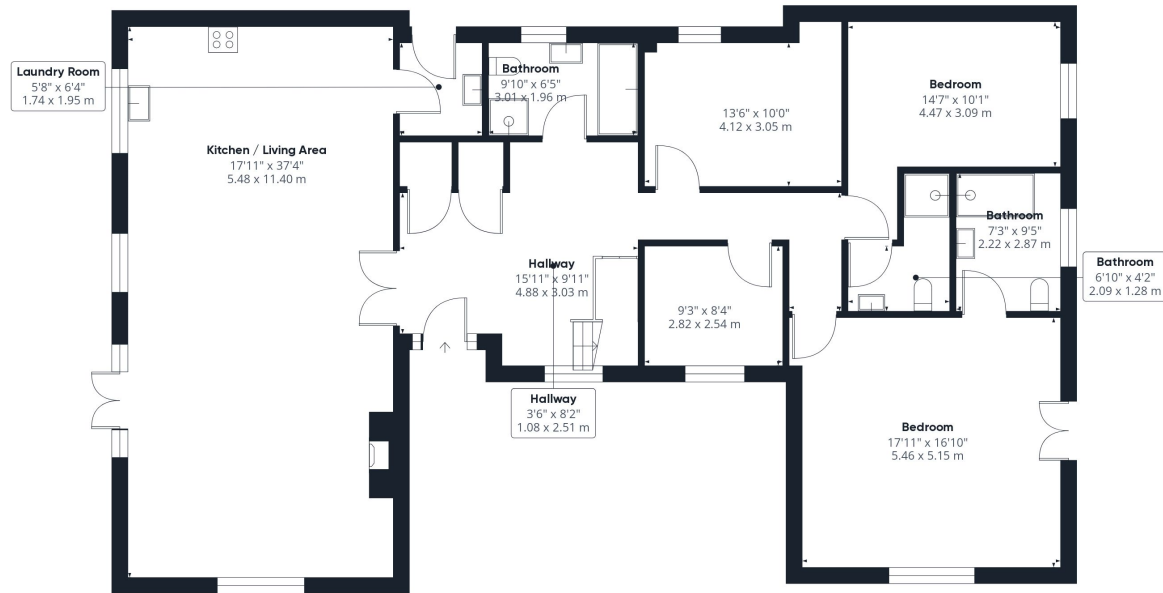
Pirton is a small village and civil parish three miles north-east of Hitchin in Hertfordshire, England. The church, rebuilt in 1877, but with the remains of its 12th-century tower, is built within the bailey of a former castle. Pirton Grange, which was remodelled in the 18th century, is in the north of the parish, and is a particularly interesting, moated Elizabethan house with a timber framed gatehouse. Hammonds Farm and Rectory Farm, with its tithe barn, are also Elizabethan.

- A unique and individual four/five bedroom detached family home
- Located down a private driveway
- Wonderful open plan kitchen and living area
- Ensuite bathrooms to two bedrooms
- Ample off road parking
- 4.7 miles, 14 mins drive to Hitchin Main Railway Station (as per Google Maps)
- 4.6 miles, 10 mins drive to Hitchin Town Centre (as per Google Maps)

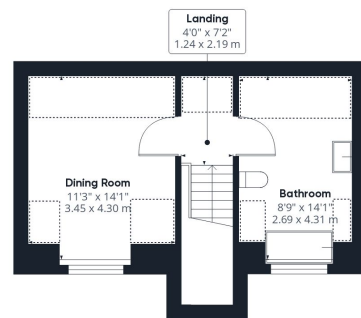








Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

2192.09 ft<sup>2</sup>  
203.65 m<sup>2</sup>

**Reduced headroom**

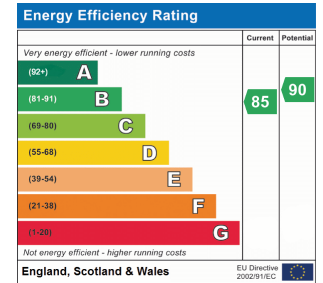
101.59 ft<sup>2</sup>  
9.44 m<sup>2</sup>

(1) 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.

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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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