



# Arlesey Road

Ickleford, Hitchin,  
Hertfordshire, SG5 3TH  
Guide Price £435,000

country  
properties



This beautiful three bedroom cottage is ideally located in the wonderful village of Ickleford which is within a short walk to all village amenities.

The property is presented in superb condition throughout and is a credit to the current owner as it offers the perfect blend of character and charm and is bursting with period features. The well balanced and versatile accommodation is spaciouly arranged over two floors. The ground floor offers a charming entrance hall that is spacious and is currently used as a dining room. The amazing living room offers a rear bay window and stunning feature fireplace. The fitted kitchen is to the rear of the property and offers a character stable door leading out to the rear garden. The first floor accommodation offers three good sized bedrooms and a four piece family bathroom suite with roll top bath. Outside to the rear is a lovely enclosed garden that has been landscaped and offers various seating areas as well as a lawn area. There is a garage with the property and this is accessed around the back of the cottage.

Ickleford is a sought-after village situated on the northern outskirts of Hitchin. It has an excellent primary school, village hall, general store, hairdresser/beauty salon and two public houses. It also offers amazing walks and access to the Hitchin Lavender fields and the open countryside. Hitchin town provides good shopping and has a variety of bars and restaurants as well as the highly regarded Hitchin Boys and Girls Schools.

- A wonderful three bedroom period property in a sought after village
- Generous living room with feature fire place
- Large hallway/dining room through to the kitchen
- Exceptionally presented with period features and a contemporary feel
- Enclosed landscaped rear garden with seating areas
- 0.6 mile, 12 mins walk to Hitchin Lavender Fields (as per Google Maps)
- 2 miles, 9 mins drive to Hitchin railway station (as per Google Maps)



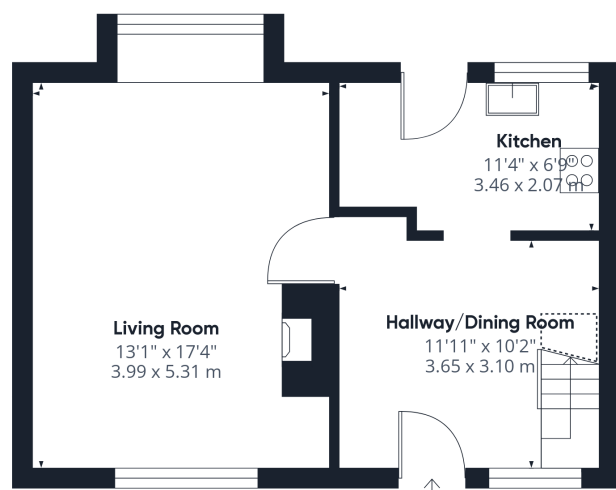
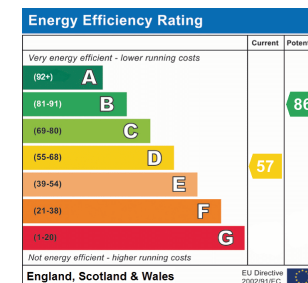












Floor 0



Floor 1

Approximate total area<sup>10</sup>

843.63 ft<sup>2</sup>  
78.38 m<sup>2</sup>

Reduced headroom

10.83 ft<sup>2</sup>  
1.01 m<sup>2</sup>

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.

GIRAFFE360

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

Country Properties | 6, Brand Street | SG5 1HX

T: 01462 452951 | E: hitchin@country-properties.co.uk

www.country-properties.co.uk

country  
properties



country  
properties