



# Charlton Road

Charlton, Hitchin,  
Hertfordshire, SG5 2AE  
Guide Price £875,000

COUNTRY PROPERTIES  
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A rare opportunity to purchase this four bedroom detached property with no onward chain, in an elevated position in the sought after village of Charlton with views over countryside all around. Set in a tranquil location with some fantastic paths, bridleways and cycle routes nearby and the property is within walking distance to Hitchin Town centre either by road or through attractive countryside. Local wildlife including foxes, badgers, deer and birds of prey including Red Kites, Buzzards and Sparrow Hawks.

The accommodation commences with the central entrance hall which leads through to the generous accommodation. To the front of the property is the sitting room with dual aspect windows and a lovely feature fireplace. The snug, again with a fireplace leads through to the extension which boasts the kitchen/dining and breakfast room with bifold doors leading out to the rear garden. Off of the kitchen is the separate utility room. The main bedroom suite offers a walk-in wardrobe and three piece ensuite. This floor is completed with two further bedrooms and the family bathroom. On the first floor and accessed by a spiral staircase is an additional bedroom with breathtaking views of open countryside.

Outside there is a home office/shed which has proven ideal for working from home and a double garage with parking to the front. The gardens surround the property with plenty of lawn space, mature trees and shrubbery and wonderful views over the countryside. The property also has the scope and potential to extend (STPP).

Charlton is a lovely village situated near to Hitchin and is located by the spring of the River Hiz. The village is just a short walk from Hitchin and is situated at the edge of the Chiltern Hills which makes it popular for cycling and walking. Hitchin is just 30 minutes by rail to Kings Cross, 10 minutes by road to the A1(M) and 30 minutes by road to the M1 offering excellent links into London and the north.

- A versatile four bedroom detached property
- Tranquil location and set up a lane away from roads
- Home office and double garage with parking
- Beautiful far reaching countryside views
- Attractive village with popular village pub
- 0.8 miles, 17 min walk to Hitchin town centre (as per Google maps)
- 1.8 miles, 34 min walk to Hitchin train station (as per Google maps)









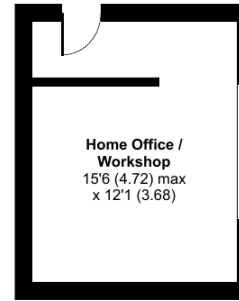
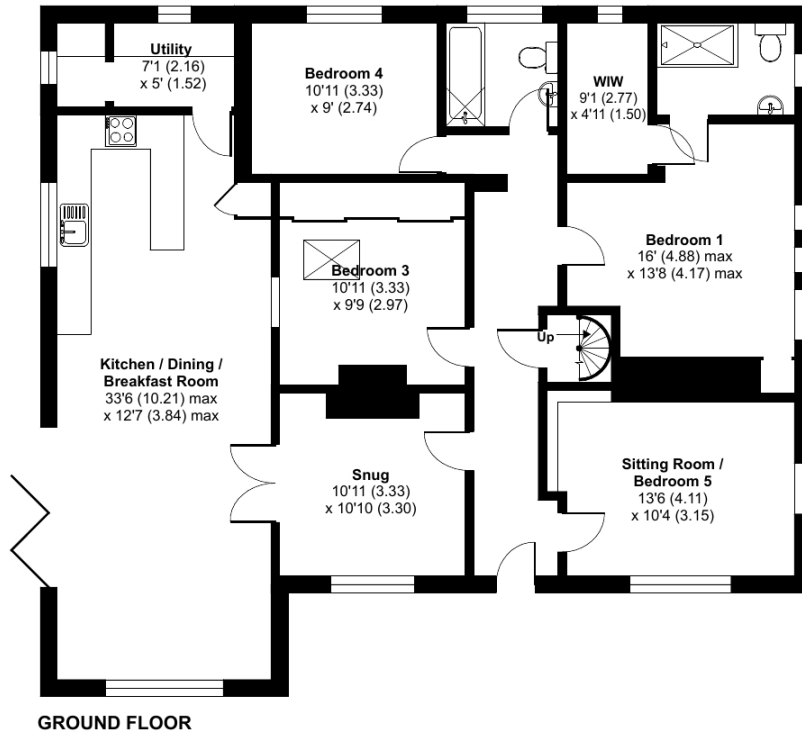




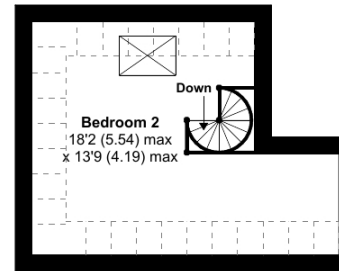


Approximate Area = 1641 sq ft / 152.4 sq m  
 Limited Use Area(s) = 82 sq ft / 7.6 sq m  
 Garage = 357 sq ft / 33.1 sq m  
 Outbuilding = 188 sq ft / 17.4 sq m  
 Total = 2268 sq ft / 210.6 sq m  
 For identification only - Not to scale

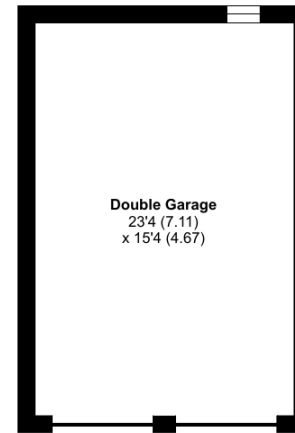
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		48
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC



Denotes restricted head height



FIRST FLOOR



**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Country Properties. REF: 922343



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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