



# Waterloo Lane

Holwell, Hitchin,  
Hertfordshire, SG5 3ST  
Guide Price £525,000

COUNTRY PROPERTIES  
PART OF HUNTERS

A unique two bedroom bespoke designed detached house which is just one of three individual properties offering panoramic countryside views in the Hertfordshire village of Holwell. This barn style property offers over 900 sq. ft. of accommodation evenly distributed over two floors. The open plan kitchen/dining/sitting room on the ground floor measures over 30 ft. by 16ft. and has triple aspect windows to take full advantage of the views. The kitchen area is fitted with matt grey handle-less floor and wall units with an integrated Bosch dishwasher and fridge freezer. French doors lead to the rear garden. The bathroom has a white Duravit suite with a panel bath with a rain power shower over and glass privacy screen. There are fully tiled walls around the bath and a tiled splashback to the wash basin. There is also a cloakroom, and a services cupboard which houses the Mitsubishi air source heat pump providing underfloor heating to the ground floor and radiator central heating to the lower ground floor. The lower ground floor has two good size double bedrooms, both with bespoke fitted wardrobes. There is also a laundry cupboard and a bathroom. Both the bedrooms have doors to a sunken courtyard which has feature lighting and spiral stairs up to the main garden. The rear garden has a patio area for outside dining, and lawns with low panelled and picket fencing so the views are unobscured. There is a gravelled drive way providing parking for several cars. There is a garden home office with power and light.

Holwell is situated just under three miles from Hitchin Town Centre with it's extensive shopping, schooling, leisure facilities, as well as numerous restaurants and a mainline railway station serving Kings Cross and St Pancras in London. London commuters are well served with access to the A1 (M) and Hitchin station about 4 miles away with services to Kings Cross and St Pancras in about 25 minutes and the University city of Cambridge in about 35 minutes.

- Unique detached two-bedroom home with Panoramic countryside views
- Open plan ground floor layout
- Solid Oak flooring with underfloor heating on the ground floor
- Gravelled driveway offering off road parking
- 4.4 miles, 12 mins drive to Hitchin train station (as per Google maps)
- NO ONWARD CHAIN



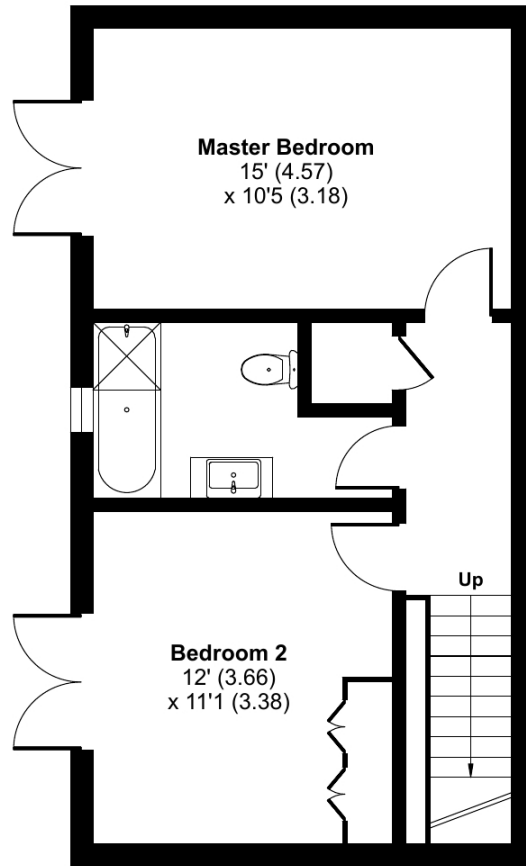




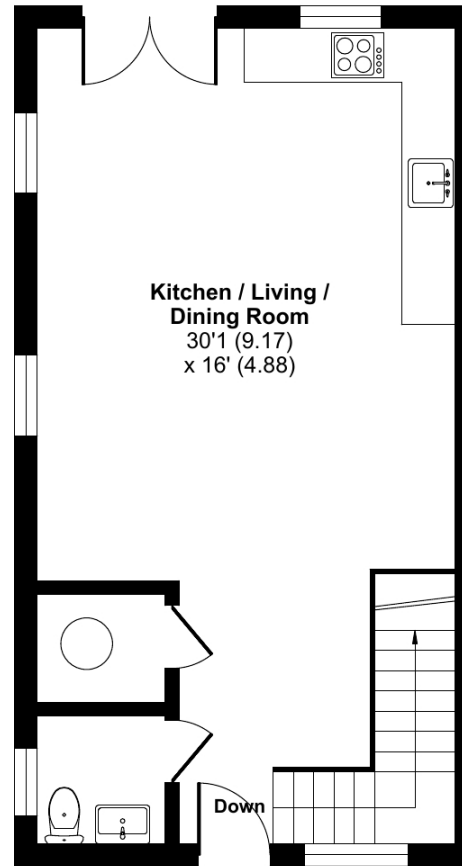


Approximate Area = 938 sq ft / 87.1 sq m

For identification only - Not to scale



LOWER GROUND FLOOR



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		97
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1029099



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

Country Properties | 6, Brand Street | SG5 1HX

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

www.country-properties.co.uk





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