



Cotman End

Pirton, Hitchin,
Hertfordshire, SG5 3FS
Guide Price £750,000

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Cotman End is a small private cul de sac on the edge of Pirton village, close to open countryside, and within a short stroll to local amenities. The development was built by highly reputable house builders Blakeney Homes in 2021. This property is well balanced and offers accommodation of over 1600 sqft spread over three floors.

The accommodation commences on the ground floor with the welcoming entrance hall, this offers access to the cloakroom and leads seamlessly through to both the front reception room and open plan kitchen/breakfast room. The front snug living room offers a bay window and feature exposed brick fireplace. The heart of the home is the wonderful open plan kitchen room with bi-fold doors leading out to the rear garden. On the first floor are three generous bedrooms. One comes with a lovely three piece en-suite shower room and one has been converted into a walk-in dressing room. This floor is completed with a lovely three piece family bathroom suite. On the top floor is the large principal bedroom with Velux windows.

Outside there is a stunning landscaped rear garden. This has been carefully designed by the current owners and offers a glorious porcelain tiled patio area, good lawn area and additional secluded seating areas. Every aspect of the garden has been carefully designed and thought about with meticulous attention to detail. The garden is enclosed by timber fence. The front garden is mainly laid to lawn with soft planting and flower beds. There is a pathway leading to the front door and block paved driveway providing off road parking and leading to the integrated garage. The garage offers power and light as well as a personal door thru to the rear garden.

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 wonderful four bedroom detached family home
- Built in 2021 in an exclusive small cul-de- sac location
- Generous accommodation over three floors
- En-suite to master and family bathroom suite
- Landscape gardens and bespoke seating areas
- 4.7 miles, 11 mins drive to Hitchin train station (as per Google Maps)
- 4.4 miles, 11 mins drive to Hitchin town centre (as per Google Maps)



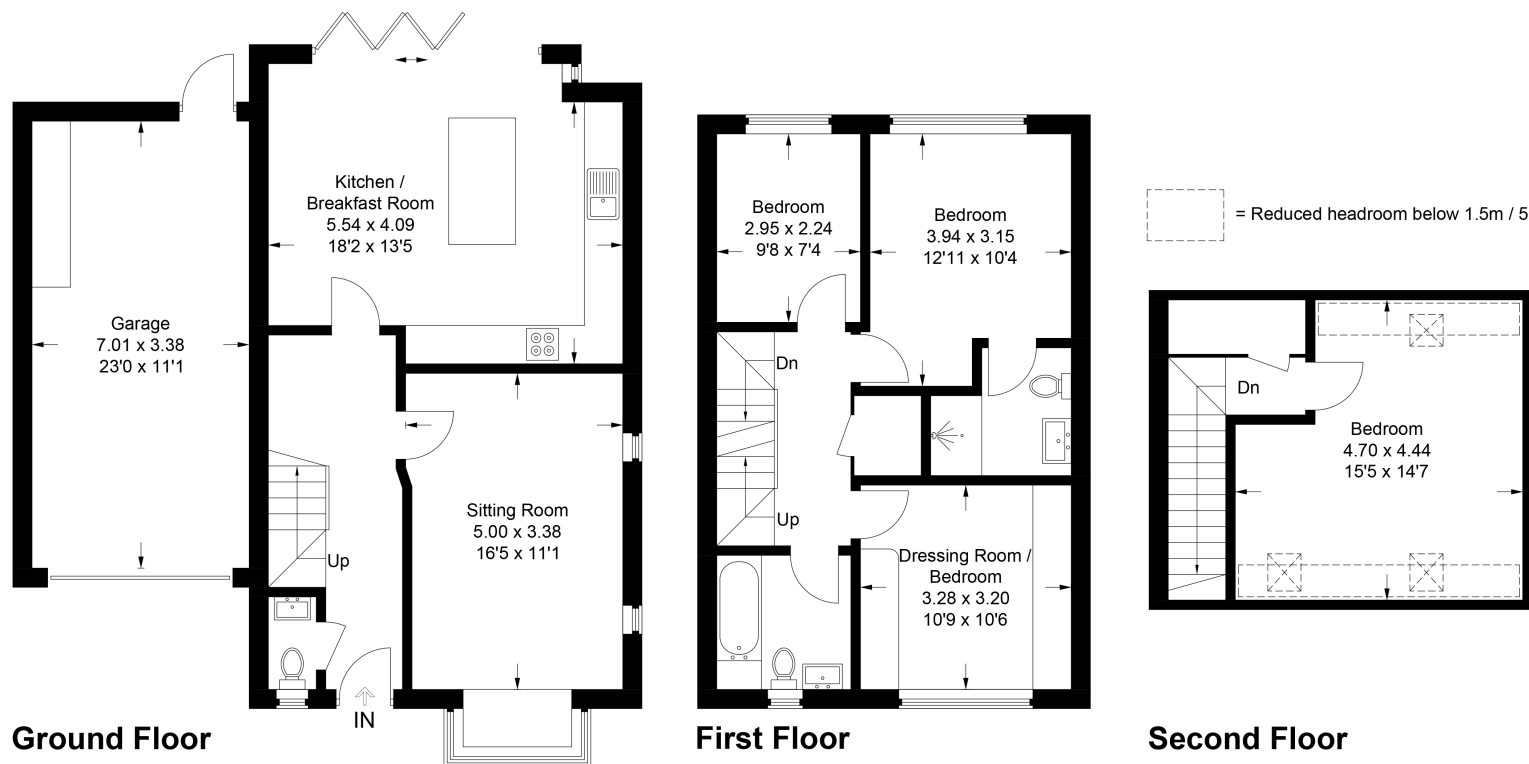




Approximate Gross Internal Area
 Ground Floor = 54.5 sq m / 587 sq ft
 First Floor = 48.3 sq m / 520 sq ft
 Second Floor = 26.1 sq m / 281 sq ft
 Garage = 23.9 sq m / 257 sq ft
 Total = 152.8 sq m / 1,645 sq ft



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		93
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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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 valuation, contact the numbers listed on the brochure

Viewing by appointment only

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