



Ladygrove Mews | Preston  
Hitchin, Hertfordshire | SG4 7SA

FINE & COUNTRY



# Step inside

## Ladygrove Mews

### Step inside

Surrounded by enviable countryside, this elegantly appointed barn conversion is located on the edge of the highly sought-after village of Preston. Ladygrove Mews is an exclusive Court Homes conversion of Grade II listed, Lutyens designed farm buildings, oozing with charm and character, as well as high end modern finishes.

On entering the property, one is immediately greeted by the impressive vaulted roof, exposed beams and double height hallway with glazed stair partitions and stone floors. The stand out selling feature is the incredible full height open plan lounge/dining and kitchen area with Gilroy wooden shutters, ideal for entertaining, which has been recently renovated by its current occupiers. Quartz work surfaces and integral SMEG and NEFF appliances have been thoughtfully introduced, as well as a Butler's sink with drainer to the right. Accessed via the kitchen area, there is also, a separate utility, ideal for both additional storage and washing facilities.

Across the hall, the ground floor bedroom features a fitted walk-in wardrobe, and a stunning en-suite bathroom with separate shower. A downstairs cloakroom completes the ground floor. Upstairs, the second bedroom sits generously beneath the eaves and an additional shower room and is accessed via the open plan landing and viewing platform.

For the technologically minded, Ladygrove Mews is powered by Kensa ground source heat pump, has full underfloor heating and "smart control" system, built in audio music, network and TV system giving access to Sky+ HD, Freeview and DAB Radio services.

EPC Rating: B

Price £600,000.00 o.i.e.o

Tenure: Leasehold 990 years remaining

Council Tax Band: F





# Step outside

## Ladygrove Mews

Converted in 2014 by Court Homes and originally forming part of the stable block to Ladygrove House, this stunning conversion nestles perfectly into the surrounding landscape with much thought given to each individual plot of only 10 residences.

Set within a secure gated development, the property benefits from its own shared communal gardens with its own external seating area which faces west and takes advantage of the evening sun, perfect for those warm summer evenings. The communal grounds have been thoughtfully landscaped to provide outside entertaining spaces but also include more secluded areas depending on the buyer's preference or occasion. There is secure parking, with each plot receiving two spaces as well as additional visitor parking.

Ladygrove Mews is located in Preston, a highly sought-after Hertfordshire village with a traditional pub and green, approximately 3 miles from Hitchin from where commuter trains to Kings Cross take just 32 minutes.





**First Floor**



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate. Plan produced using PlanUp.

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