



# Home Farm Court

Luton,  
Hertfordshire, LU2 8NN  
Guide Price £800,000

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Situated on the private Home Farm Court park estate, is this charming grade II listed four bedroom semi-detached conversion that retains the proportions and grandeur of the original building. This home retains much of the original character with beams and high ceilings yet offers contemporary, elegant and thoughtfully laid out accommodation. Located on the edge of Hitchin and within easy reach of two railway stations, airport and town centres this property offers an entrance hall leading to the principal sitting room with various spectacular views onto a carefully landscaped garden and open countryside. The central hallway also provides access to the lower ground floor which is currently being used as a formal dining room although has the ability to be very versatile in its use. The kitchen/breakfast room/family room is fitted with wall and base units, ceramic sink unit, range cooker, dishwasher, space and services for washer/dryer and fridge/freezer. On the second floor there are three very generously proportioned bedrooms and a family bathroom. The entirety of the third floor comprises a quaint master bedroom suite which has a dressing area with plenty of space for wardrobes and an en-suite shower room. The property offers some fantastic views over the estate and open countryside. The exterior aspect of the grounds and gardens have been lovingly maintained and feature a dazzling array of mature plants and shrubs and trees. There is additionally a separate paddock that is around 1.2 acres that belongs to the property and provides various specimens of fruit trees, vegetable gardens that also benefit from the beauty of the open countryside. Set within the residents parking area, there are two allocated parking spaces for this property. A viewing is essential to appreciate the stunning setting and the presentation of this property.

- Beautifully presented grade II listed period home
- Sitting room with wood burning stove and amazing countryside views
- This charming property is on the fringes of the most popular Hertfordshire village of Hitchin
- The property has been immaculately maintained throughout by the current owner
- The property sits proudly above some spectacular countryside views
- Master bedroom suite benefits from a dressing area and en-suite
- Character features include beams and high ceilings
- Attractive gardens and additional paddock
- Allocated courtyard parking for two cars
- Accessed via the Putteridge University Campus
- £415 service charge paid annually to Home Farm Putteridge Management for maintenance and up keep of private drive, communal gardens and parking area













Approximate Area = 1846 sq ft / 171.5 sq m

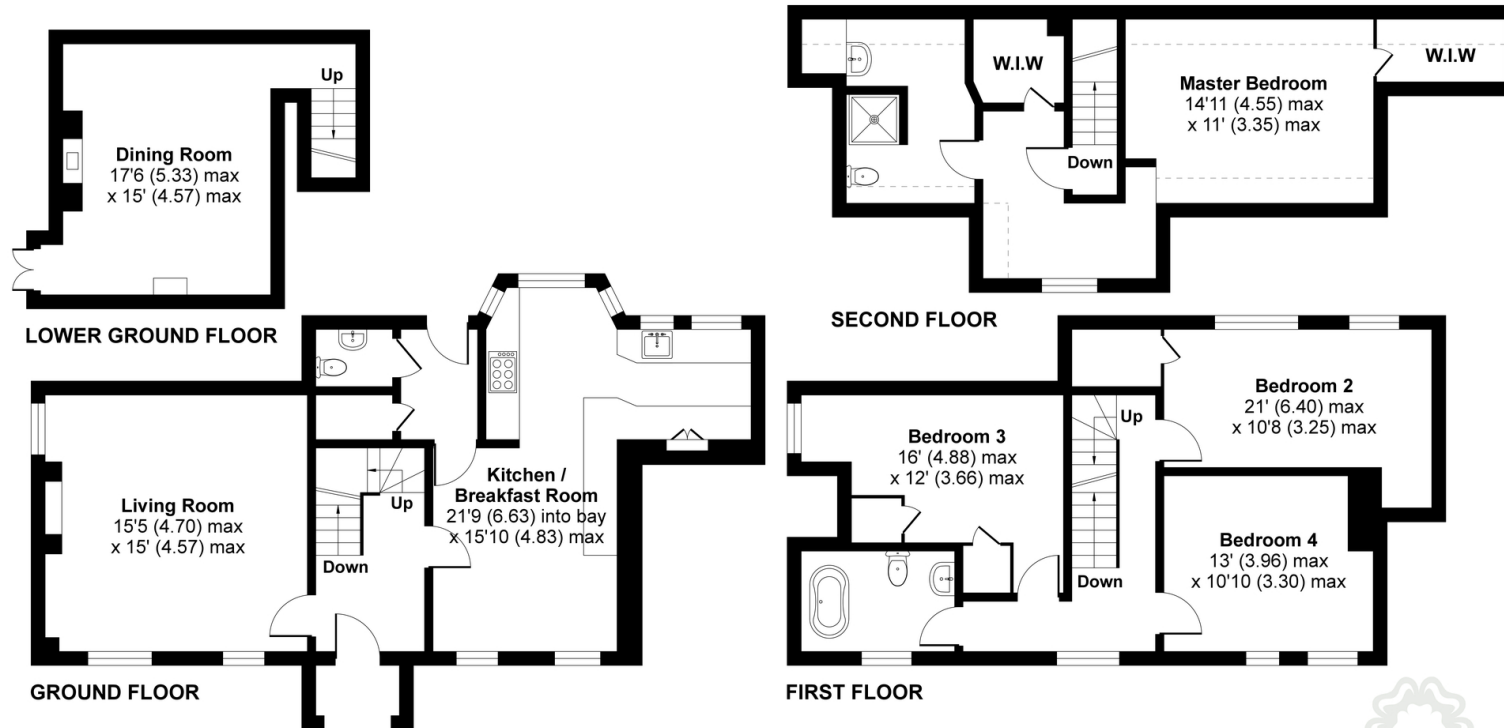
Limited Use Area(s) = 83 sq ft / 7.7 sq m

Total = 1929 sq ft / 179.2 sq m

For identification only - Not to scale



Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Country Properties. REF: 702966



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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