



Horn Hill

Whitwell, Hitchin,
Hertfordshire, SG4 8AR
Guide Price £1,050,000

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A beautifully presented five bedroom detached family home, enjoying delightful views, located in the much sought after village of Whitwell.

This superb family home offers well balanced and versatile accommodation spaciouly arranged over three floors. The ground floor features modern open plan living with a bespoke Brynmor fitted kitchen/breakfast/ family room with bi-fold doors opening on to the patio, separate living room, downstairs cloakroom, utility and integral garage. The principal bedroom is located on the first floor and benefits from its own en-suite. There are three further good sized bedrooms and a stylish family bathroom. A large fifth bedroom is located on the second floor and also has its own en-suite making it an ideal guest room.

Outside is a wonderful private and enclosed rear garden with raised patio, expanse of lawn with well stocked borders and a second patio area which opens down into an air raid shelter.

Whitwell Village is surrounded by beautiful Hertfordshire countryside and has the benefit of a general store for day-to-day needs, popular primary school, doctors' surgery and two pubs. More comprehensive shopping and educational facilities are in the nearby towns of Hitchin (5.4 miles) and Harpenden (approx 5.7 miles) together with mainline rail services to London.

- A beautiful five bedroom family home
- Located in the popular village of Whitwell
- Open plan living space
- A bespoke Brynmor fitted kitchen
- Accommodation over three floors
- 6.6 miles, 13 mins drive to Hitchin town centre (as per Google maps)
- 16 mins drive to Hitchin and Harpenden train stations (as per Google maps)



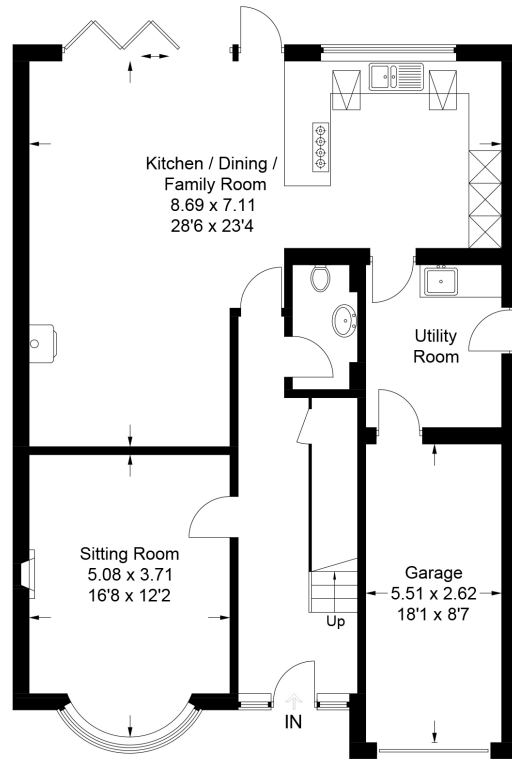




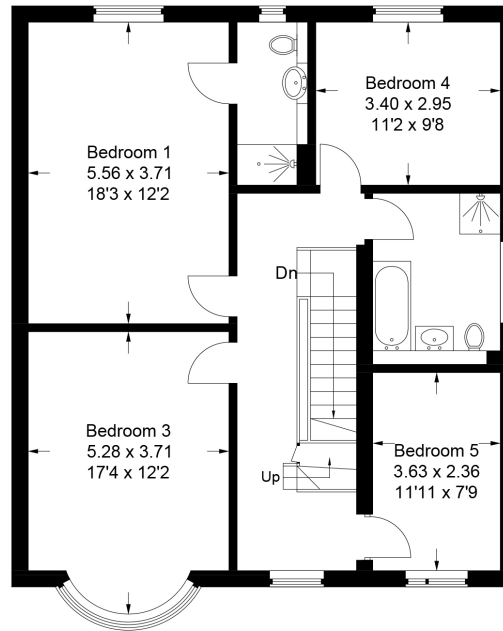
Approximate Gross Internal Area
 Ground Floor = 105.8 sq m / 1138 sq ft
 First Floor = 89.2 sq m / 960 sq ft
 Second Floor = 35.5 sq m / 382 sq ft
 Total = 230.5 sq m / 2480 sq ft (Including Garage)



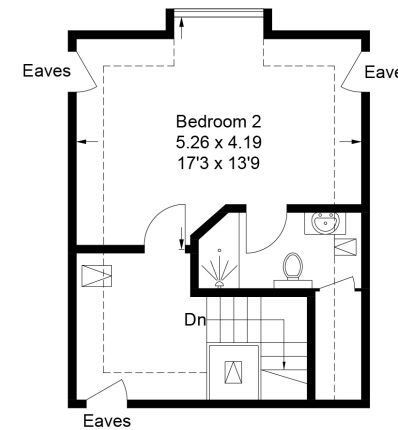
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



Ground Floor



First Floor



Second Floor

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

Viewing by appointment only

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