



Lavender Way

Hitchin,
Hertfordshire, SG5 2LU
Guide Price £925,000

country
properties

Experience the epitome of sophisticated living in this stunning detached home nestled in the coveted area of West Hitchin, offered to you chain-free. This beautifully appointed residence showcases impeccable design and is meticulously arranged over two expansive levels, boasting both elegance and functionality.

Upon entering the ground floor through the bespoke Crittall doors, you're greeted by two generously-sized double bedrooms, a chic family bathroom, and a breathtaking open-plan kitchen/living area. The heart of this home is undeniably the kitchen, which is equipped with a sleek fitted kitchen, a central island for casual dining and gatherings, and a classic gas-fired Aga with four ovens. The inviting living space is further accentuated by a charming feature fireplace and bi-fold doors that reveal a covered veranda, perfect for alfresco dining or simply enjoying the tranquil outdoors.

Ascend to the first floor to discover the opulent principal bedroom suite, an indulgent retreat characterized by a soaring vaulted ceiling and an exclusive bespoke dressing room tailored to accommodate an extensive wardrobe. Complemented by an elegant en-suite bathroom, this suite is designed to serve as a luxurious private sanctuary.

Step outside to the rear garden, a remarkable feature of the property, where a covered veranda opens onto a picturesque pond, complete with a quaint bridge leading to an additional sheltered entertainment space. Indulge in the private sauna or convert the insulated shed, already equipped with power and lighting, into your very own home office.

Additional amenities include the comfort of underfloor heating, a practical utility room with a convenient W.C., and ample garage plus driveway space to accommodate your vehicles.

Located on the much-desired Lavender Way, this home not only offers easy access to Hitchin's vibrant town centre and its array of amenities but also sits just moments away from the blissful Oughtonhead Nature Reserve and the community hub of Hitchin Cricket and Blueharts Hockey Clubs.

Hitchin, a historic medieval market town, is adorned with exquisite Tudor and Georgian architecture, especially around its bustling market square. Highlights include the grand medieval parish church of St Mary, an array of boutique shops, a swimming pool, sports teams, two theatres, a diverse selection of eateries and pubs, and prestigious schools for all ages. The town also benefits from a mainline railway station with direct routes to Kings Cross and Cambridge, placing this residence in a prime location for both convenience and charm.

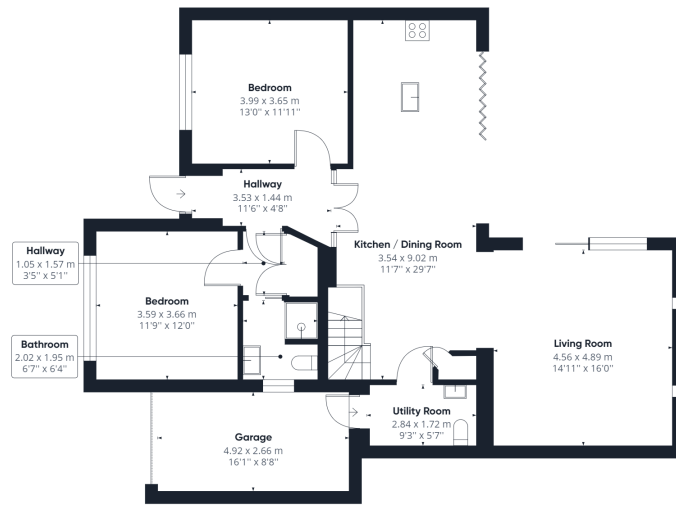
Welcome to a home where luxury meets tranquillity in the heart of Hitchin.

- Elegantly designed three-bedroom detached family home
- Driveway for three cars plus a garage with electric up and over doors
- Aluminium windows and doors
- Tranquil rear garden oasis complete with a relaxing sauna
- Plumbed underfloor heating throughout the ground floor. Porcelain oak effect tiles for maximum heat efficiency
- Nearby is Oughtonhead Nature Reserve
- Within easy reach of esteemed JMI and Secondary schools
- 1.6 miles, 8 min drive to Hitchin train station (as per Google maps)
- 0.5 mile, 12 mins walk to Hitchin town centre (as per Google Maps)

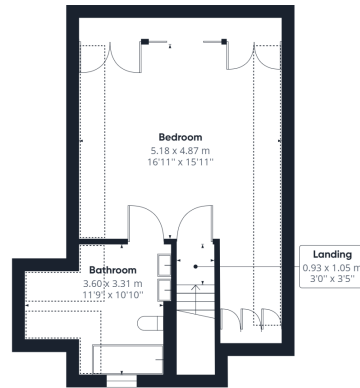








Floor 0 Building 1



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Approximate total area⁽¹⁾

1714.61 ft²
159.29 m²

Reduced headroom

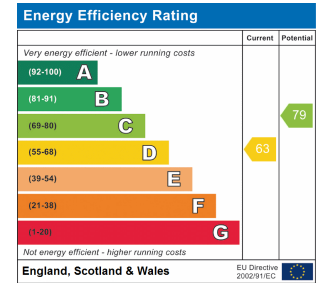
130.63 ft²
12.14 m²

(1) Excluding balconies and terraces

⊞ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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