



Bucklersbury

Hitchin,
Hertfordshire, SG5 1BB
Guide £385,000

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properties

Contemporary Two Bedroom Upside Down Mews House in the Heart of the Town Centre

Set within a quiet and exclusive courtyard just moments from Hitchin's historic town square, Bucklersbury Mews is a stylish and architecturally unique two bedroom mews house offering modern living at its finest.

This beautifully designed "upside-down" home features two double bedrooms and a sleek, modern bathroom on the ground floor, while the first floor boasts a bright and spacious open plan living area and kitchen – flooded with natural light and perfect for entertaining. With its high end finishes, contemporary layout, and thoughtfully designed interior, the property offers a refreshing twist on town centre living.

Tucked away yet right in the heart of Hitchin, this home is ideal for professionals, couples, or investors looking for character, convenience, and a touch of design flair.

We have been informed by the vendor that the remaining lease on the property is 122 years. With a Service Charge of approx. £1843.25 per annum.

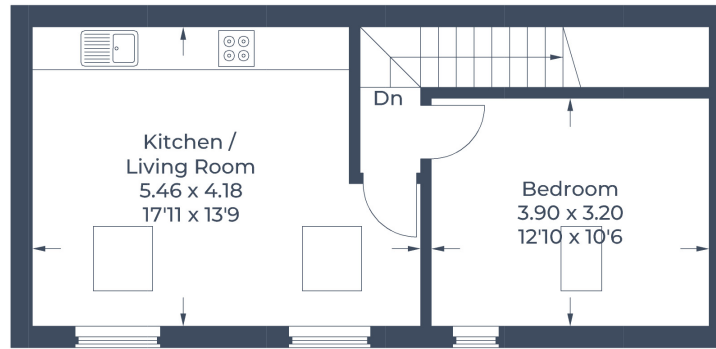
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide variety of restaurants and pubs and highly regarded girls and boys schools. There is also a mainline railway station providing direct access to Kings Cross and Cambridge.

- Two bedroom mews house
- Spacious open plan kitchen/living/dining space on the upper floor
- Upside down layout for maximum light and space
- Contemporary finish throughout
- Modern family bathroom
- Exclusive mews setting
- Just steps from shops, cafés, and shops
- 1 mile, 21 min walk to Hitchin train station (as per Google maps)

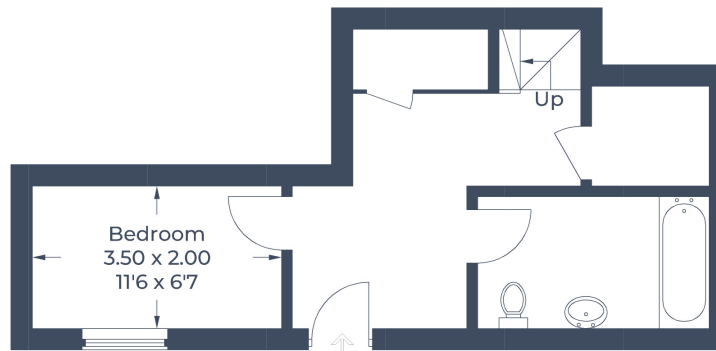




Approximate Gross Internal Area
 Ground Floor = 28.7 sq m / 309 sq ft
 First Floor = 40.0 sq m / 430 sq ft
 Total = 68.7 sq m / 739 sq ft



First Floor



Ground Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	80
(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		

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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