



**Bancroft**  
Hitchin,  
Hertfordshire, SG5 1NB  
Guide Price £995,000

**COUNTRY PROPERTIES**  
PART OF HUNTERS

A unique Grade II listed family home located in the very heart of Hitchin Town centre, with the added rare benefit of private parking and a separate one-bedroom apartment/annex.

Spaciously arranged over three floors, this fine family home offers incredibly versatile accommodation spanning almost 2900 sq.ft. The ground floor features a large double fronted living room with feature fireplace leading into a modern fitted kitchen with large central island and a utility leading to the basement which has power and lighting. The first floor is accessed via a grand staircase and features a spacious family room opening on to a private roof terrace, the bay fronted principal suite with dressing area and en-suite, two further bedrooms, shower room and study. The remaining four bedrooms are located on the second floor as well as a stylish family bathroom.

To the rear of the property is a separate one-bedroom apartment/annex with modern open plan living/kitchen room, bedroom with built in wardrobes and shower room.

Outside are two parking spaces, electric car charging point and space for bin store and shed.

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 cafes, restaurants and pubs. There are also highly regarded girls' and boys' schools. There is also a mainline railway station providing direct access to Kings Cross, St Pancras and Cambridge.

- Unique Grade II listed home
- Situated in the heart of the town centre
- A separate one bedroom annex
- Private parking
- Seven bedrooms
- 18 mins walk, 0.8 miles to Hitchin train station (as per Google maps)









**Approximate total area<sup>(1)</sup>**

2981.46 ft<sup>2</sup>  
276.99 m<sup>2</sup>

**Reduced headroom**

119.03 ft<sup>2</sup>  
11.06 m<sup>2</sup>

(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 valuation, contact the numbers listed on the brochure.

# Viewing by appointment only

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