



Gainsford Court

Radcliffe Road, Hitchin,
Hertfordshire, SG5 1AZ
Guide Price £450,000

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properties

Elegant Two Bedroom Mews Home in a Coveted Location

Tucked away in an exclusive setting, this property offers a rare opportunity to own a beautifully presented two bedroom mews house that blends contemporary comfort with timeless charm.

Step inside to a light filled open plan living and dining area, designed for both stylish entertaining and relaxed everyday living. The separate, fully fitted kitchen provides a sleek and practical space for culinary creativity.

The home's thoughtful layout includes a ground floor bedroom and bathroom, ideal for guests or versatile living, while the first floor hosts a generous principal bedroom with its own private bathroom.

Beyond the interiors, residents enjoy access to a landscaped communal garden, offering a tranquil escape in the heart of the community.

This exceptional property combines sophistication, convenience, and a highly desirable address, perfect for discerning buyers seeking a home of quality and character.

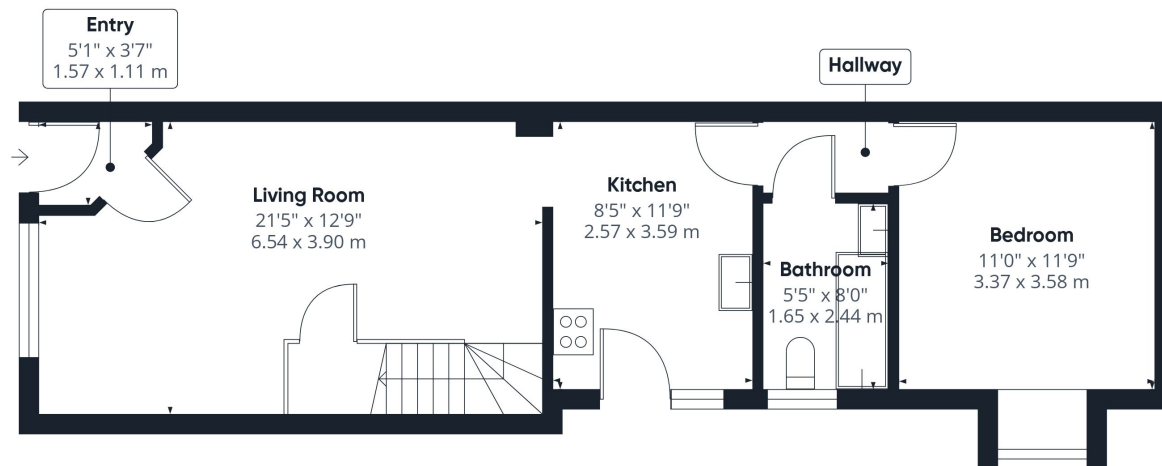
We have been informed by the vendor that the remaining lease on the property is 108 years. With a Ground Rent of approx. £150 per annum doubling on each 25th anniversary for the first 100 years of the term and a Service Charge of approx. £2,000 per annum.

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.

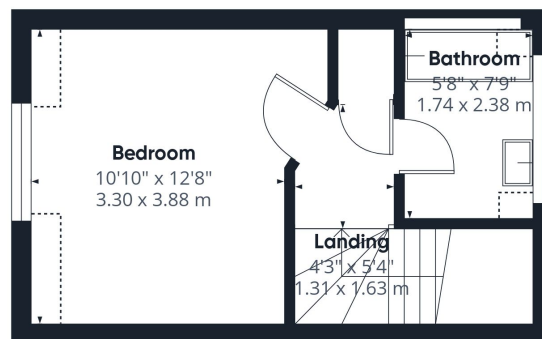
- Two double bedrooms, each with its own bathroom
- Elegant open plan living and dining space
- Contemporary separate kitchen
- Access to beautifully maintained communal gardens
- Prime location close to boutique shops, cafes and excellent transport links
- 0.5 miles, 10 min walk to Hitchin town centre (as per Google Maps)
- 0.4 miles, 8 mins walk to Hitchin train station (as per Google Maps)







Floor 0



Floor 2

Approximate total area⁽¹⁾

806 ft²

74.8 m²

Reduced headroom

13 ft²

1.2 m²

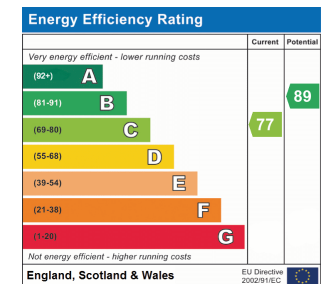
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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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