



Hunters Lodge

Little Lane, Pirton, Hitchin,
Hertfordshire, SG5 3QR
Guide Price £725,000

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A stunning three bedroom, two bathroom home with generous living space and ample parking.

Welcome to Hunters Lodge, a beautifully presented home situated in the heart of the picturesque village of Pirton. This impressive property offers three bedrooms and two bathrooms, making it ideal for families or those seeking extra space.

The ground floor boasts separate reception rooms, perfect for entertaining or creating a home office. A well appointed kitchen provides a stylish and practical space for cooking and dining. Upstairs, the bedrooms are generously sized, with the principal bedroom featuring an ensuite bathroom.

Outside, the property benefits from a private driveway with space for up to three cars, and a charming garden ideal for relaxing or hosting gatherings.

Hunters Lodge offers a rare combination of space, style, and location. Contact us today to arrange your viewing.

Pirton is steeped in history dating back to Saxon times and lies at the eastern end of the Chiltern Hills. The village is some five miles west of the lovely market town of Hitchin which offers many facilities and activities including a swimming pool, football team, a wide variety of pubs and restaurants as well as the highly regarded Girls' and Boys' Schools. There is also a mainline railway station providing access to Kings Cross and Cambridge, and is just 8 miles from the A1(M), south to London and to major cities of the north in the opposite direction.

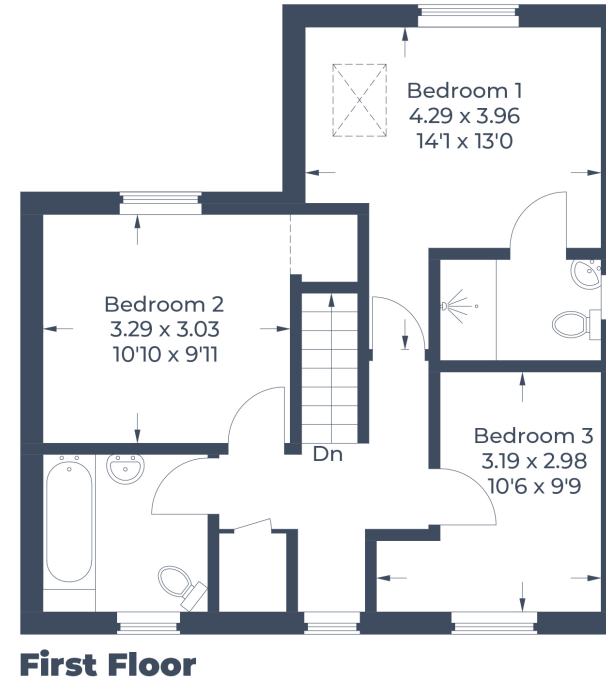
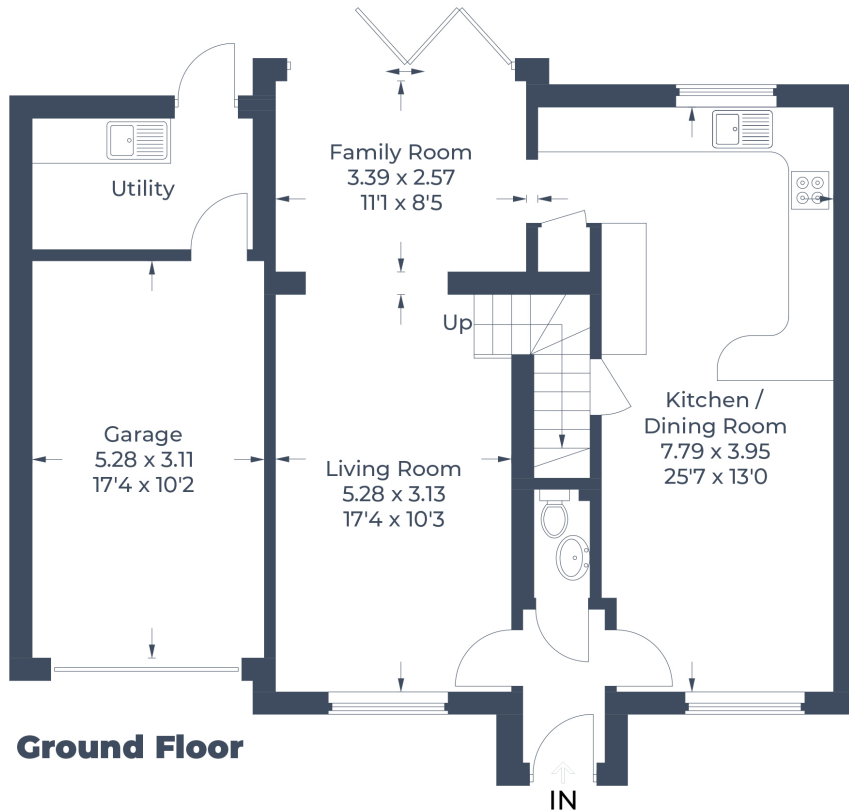
- Three spacious bedrooms
- Two modern bathrooms including an ensuite to the principal bedroom
- Separate reception rooms for flexible living
- Contemporary kitchen with quality fittings
- Driveway parking for up to three cars
- Attractive village location
- 5.1 miles, 12 min drive to Hitchin train station (as per Google Maps)
- 3.8 miles, 9 min drive to Hitchin town centre (as per Google Maps)







Approximate Gross Internal Area
 Ground Floor = 60.9 sq m / 655 sq ft
 First Floor = 49.4 sq m / 532 sq ft
 Garage / Utility = 22.2 sq m / 239 sq ft
 Total = 132.5 sq m / 1,426 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	93
(81-91)	B	
(69-80)	C	83
(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		

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Viewing by appointment only

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