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The Manor House
Bancroft, Hitchin,
Hertfordshire, SG5 1JW
Guide Price £1,100,000

COUNTRY PROPERTIES
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A stunning Grade II Georgian residence located in the heart of Hitchin town centre.

Formally the premises of Phillips of Hitchin antiques since 1884, this exceptional home has been refurbished to an exacting standard and is bursting with charm and character. Inside the property, you are greeted with an impressive open plan grand reception room with wonderfully high ceiling, sash windows and fireplace as well as a beautiful fitted kitchen with large central island. The ground floor also features a shower room/utility and separate W.C.

The incredible sweeping staircase leading up to the galleried landing, provides access to the two double bedrooms which our client has informed us feature wood panelling from Sir Isaac Newton's bedroom and the Master bedroom boasting its own luxury en-suite bathroom.

Outside, set behind the the imposing double gates is a low maintenance court yard garden and off road parking as well as a door providing access to the cellar, ideal for storage.

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.

- Georgian
- Stunning condition
- Superb town centre location
- Sweeping staircase
- Grand reception room
- Parking
- Garden
- 0.8 miles, 15 min walk to Hitchin train station (as per Google maps)

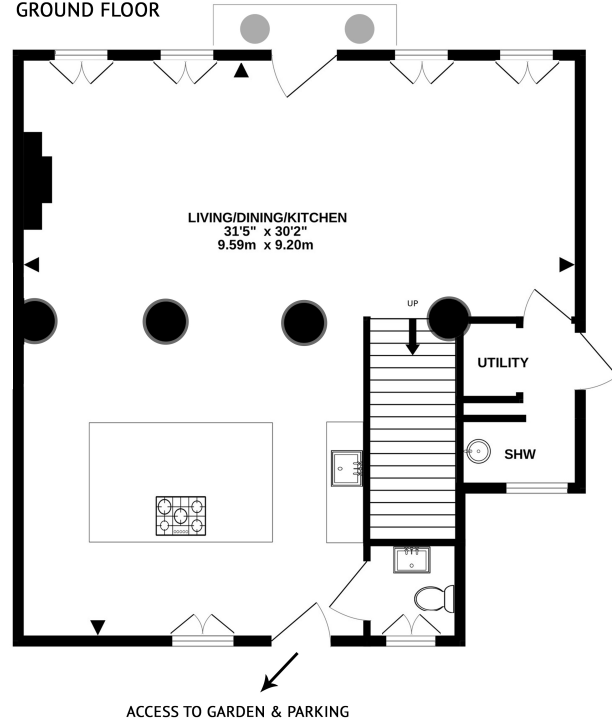




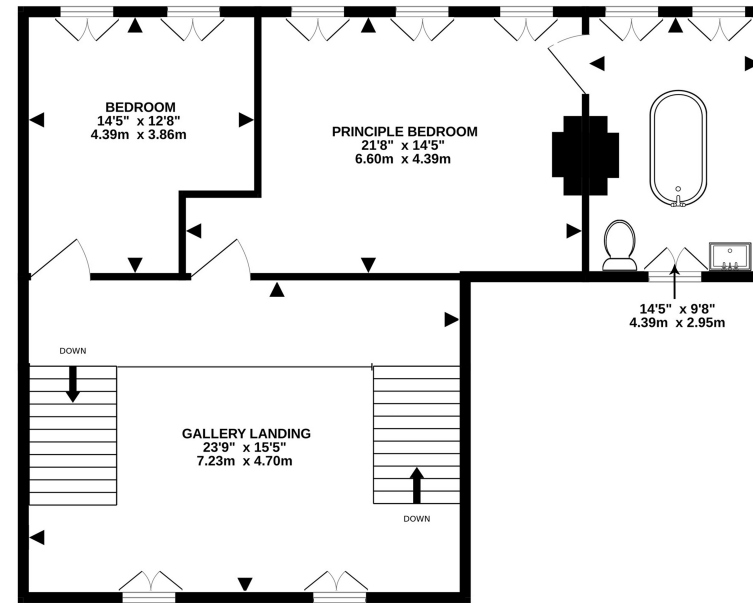




GROUND FLOOR



FIRST FLOOR



GROUND FLOOR
890 sq.ft. (82.7 sq.m.) approx.

1ST FLOOR
987 sq.ft. (91.7 sq.m.) approx.

TOTAL APPROXIMATE FLOOR AREA 1876 SQ.FT. (174.3 SQ.M.)

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Viewing by appointment only

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