



Rowan Grove

St Ippolyts, Hitchin,
Hertfordshire, SG4 7SP
Guide Price £995,000

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A Wonderful Contemporary Four Bedroom Detached Family Home

A beautifully maintained property set in a sought after location, perfectly blending modern comforts with spacious family living in the picturesque Hertfordshire village of St Ippolyts.

Inside, two generous reception rooms offer abundant natural light and versatile space, including a dual aspect living/dining room and a study/family room. The heart of the home is the well appointed kitchen, featuring ample storage, modern appliances, and a convenient breakfast area, perfect for casual dining or morning coffee.

Upstairs features four well-proportioned bedrooms, including a principal suite with luxurious en suite, plus a further stylish family bathroom. Practical additions include ample built-in storage, a utility room and a large driveway offering plentiful off-road parking.

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.

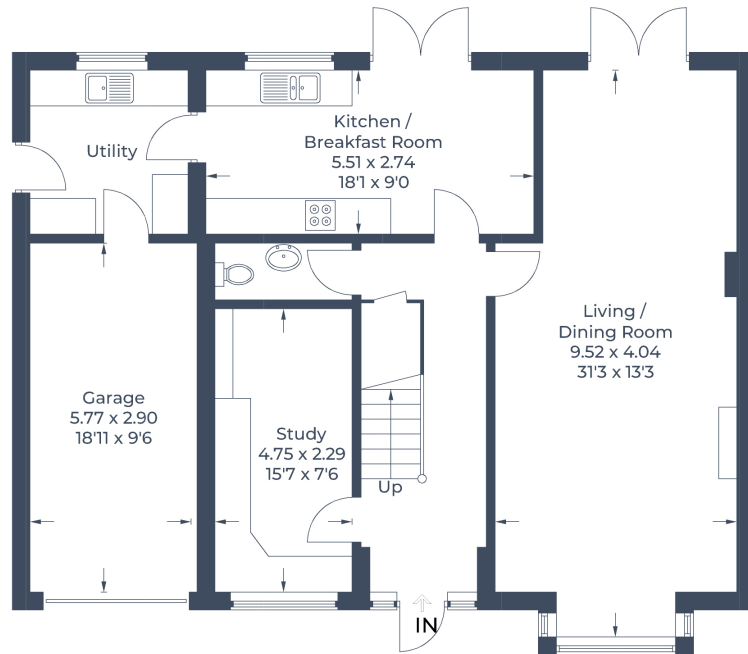
- Four bedroom detached family home
- Family bathroom and ensuite shower room
- Dual aspect living/dining room and additional family room/study
- Open plan kitchen/dining area with doors out to rear garden
- Additional utility and downstairs w.c.
- Garage and driveway parking for multiple cars
- 1.9 miles, 7 minute drive to Hitchin train station (as per Google Maps)



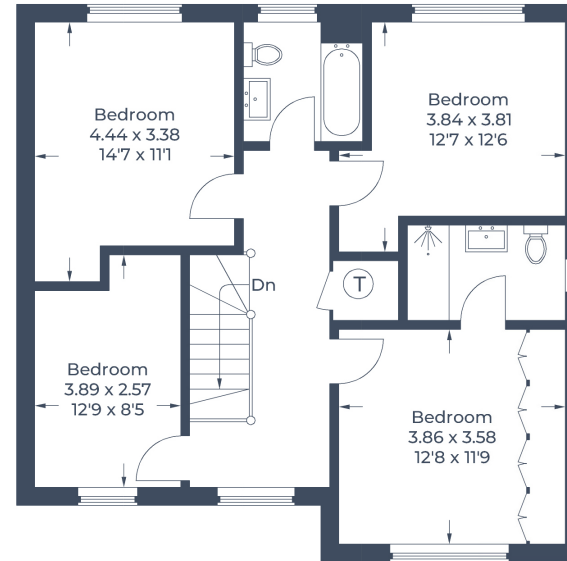




Approximate Gross Internal Area
 Ground Floor = 105.9 sq m / 1,140 sq ft
 (Including Garage)
 First Floor = 73.0 sq m / 786 sq ft
 Total = 178.9 sq m / 1,926 sq ft



Ground Floor



First 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	78
(55-68)	D	62
(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

Country Properties | 6, Brand Street | SG5 1HX

T: 01462 452951 | E: hitchin@country-properties.co.uk

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