



**Bryan Bishop**  
*and partners*

**The Birches**  
Hitchin, SG4 8UL

**Guide price £525,000**







# The Birches

Hitchin, SG4 8UL

This immaculate and beautifully presented four-bedroom family home occupies a peaceful position on a private cul-de-sac. With stunning, far-reaching views over rolling open countryside to the rear, the property offers the perfect blend of tranquil village living and convenient access to local amenities, shops, and schools.

## Accommodation:

This exceptional home offers versatile and spacious accommodation, thoughtfully designed for modern family living and entertaining.

The main entrance opens to a welcoming hallway with cloakroom/WC and leads into an impressive L-shaped living room with full height windows and double doors through to the kitchen/diner.

The high-quality Wren kitchen/dining room includes a comprehensive range of base and eye-level units, wood worktops, glass splashbacks, and a combination of integrated and freestanding appliances. Sliding doors open directly onto a patio area, perfect for access to enjoy the garden and countryside views.

Upstairs, a generous landing with loft access and fitted cupboards serves four well-proportioned bedrooms. The main bedroom features fitted double wardrobes and breath-taking views across open fields. There is a further large double bedroom at the front and two additional bedrooms which offer lots of flexibility for use as bedrooms or as office space. The generously-sized family bathroom contains a bath with overhead shower as well as wash basin and WC.

The property was also fitted with brand new windows throughout in 2025.

## Exterior:

The rear garden provides a generous lawn and a substantial decked entertaining area, all framed by uninterrupted views of the beautiful countryside beyond. The front garden is neatly landscaped with flower beds and a pathway leading to the front door, creating a warm and inviting approach.

## Location:

Codicote is a charming and picturesque village with a strong sense of community and a good range of amenities. Nearby Welwyn Village offers further shops, highly regarded restaurants, and medical facilities including doctors and dental surgeries. For commuters, excellent transport links are close at hand: Welwyn North station is less than a 10-minute drive away, providing direct services to London King's Cross in approximately 25 minutes. This property combines village charm, countryside tranquillity, and superb access to the capital, an ideal setting for family life.







## - Ground Floor -

Entrance Hallway

Cloakroom/WC

Living Room

19'2" x 16'0"

Kitchen/Dining Room

19'2" x 12'0"

## - First Floor -

Landing

Bedroom One

12'9"x 11'0"

Bedroom Two

11'11" x 9'8"

Bedroom Three

7'7" x 7'0"

Bedroom Four

6'4" x 11'0"

Family Bathroom

## - Exterior -

Rear Garden

Front Garden

Garage



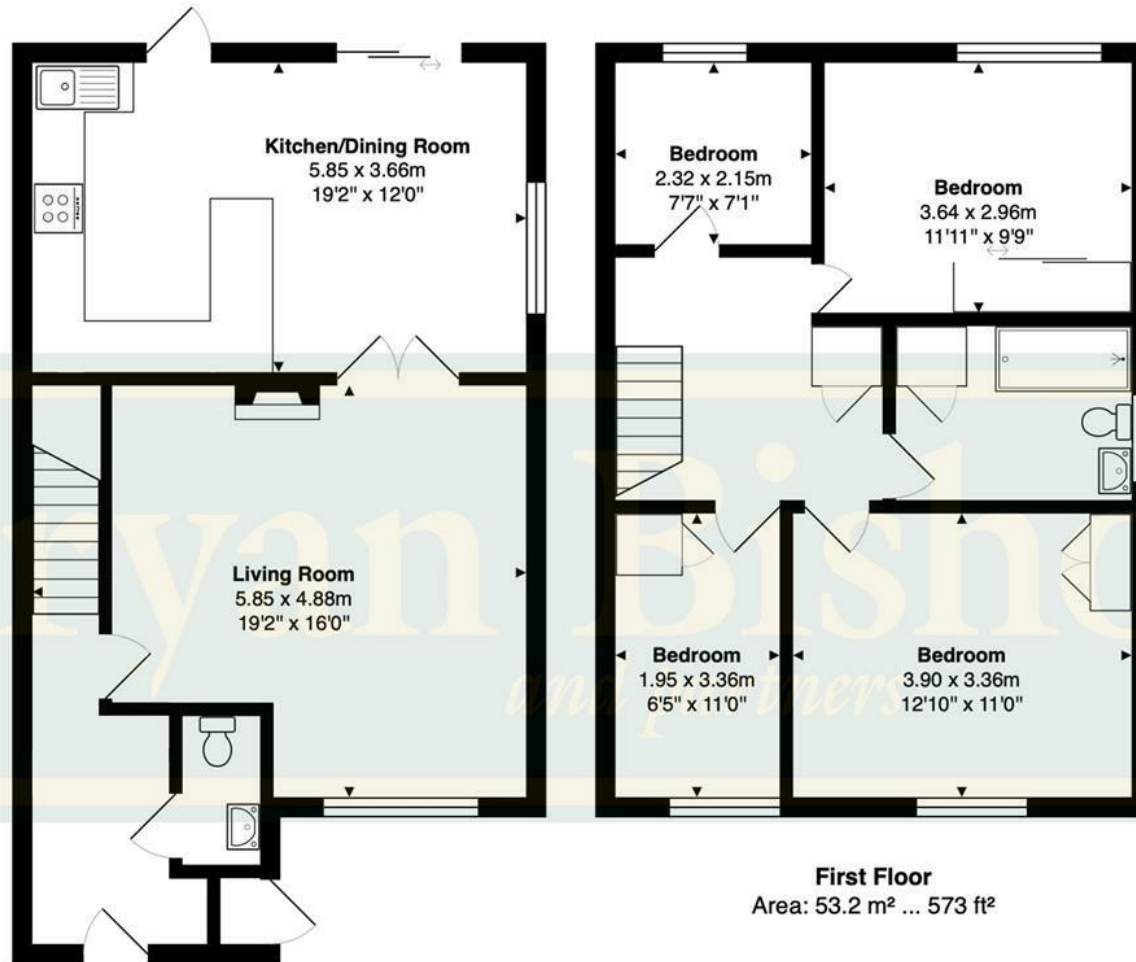












**Ground Floor**  
Area: 55.6 m<sup>2</sup> ... 599 ft<sup>2</sup>

**First Floor**  
Area: 53.2 m<sup>2</sup> ... 573 ft<sup>2</sup>

Total Area: 108.9 m<sup>2</sup> ... 1172 ft<sup>2</sup>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	73	80
EU Directive 2002/91/EC		





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