

Bryan Bishop
and partners

Preston Road

Hitchin, SG4 7QS

Guide price £1,375,000



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this absolutely outstanding detached four double bedroom, three bathroom, family home, set within generous grounds, in an idyllic location surrounded by open countryside, just outside the highly desirable town of Hitchin. Planning permission has been granted for a three-car garage. Please see the plans within the online listing. Presented in immaculate condition inside and out, this substantial country house is luxuriously appointed to the very highest specification, offering a perfectly blended amalgam of elegantly proportioned rooms and a state of the art bespoke kitchen set within a stunning open plan kitchen/dining/family room. The gardens wrap fully around the house, which has allowed the architect to make the very best use of this wonderful situation by installing bi-fold doors in the kitchen/dining/family room and no less than two pairs of glazed french doors in the living room, giving a fabulous inside/outside connection to the rooms used the most during day to day family life. Remotely operated double gates grace the entrance, with substantial parking readily available within the grounds and a detached double garage/workshop nestling just beyond the house

Accommodation:

This is a really imposing house, with an attractive asymmetric double fronted style that is both interesting and appealing, with a perfectly balanced mix of traditional and contemporary within the architectural style. Despite its substantial size, the house sits comfortably within the generous grounds that sweep fully around it, giving a strong sense of proportion to the whole property. The main entrance is sheltered by a stunning tiled roof porch that has been beautifully crafted with a light oak frame on low level brick walls. Windows surround the outside of the porch, along with additional triangular panes set into the gable end, creating a perfect space in which to welcome your visitors. From the rear of the porch the main front door, decorated with a number of charming stained glass panels, opens into the main entrance hall. The entrance hall immediately gives you a wonderful taste of what is to come throughout this exceptional house, with a spacious and well balanced shape, elegantly proportioned and immaculately presented. The entrance hall flows back through the house, giving access to the front facing living room, study/office and kitchen/dining/family room before turning to meet the foot of the staircase and a useful understairs cupboard just beyond the door into the large utility/laundry room and ideally placed guest cloakroom.

The large study/office takes the front corner of the house and benefits accordingly from the natural daylight that flows unhindered through the two windows set into the front and side aspects. The room is comfortably able to accept multiple workstations and the additional furniture the role demands, giving you the opportunity to establish a comprehensive work from home facility if so desired. With four generous bedrooms upstairs there is great flexibility on offer here, allowing you plenty of choice as to how each room is used. It may be more suitable for you to locate the study/office upstairs and if so, then this room is perfectly situated to take on myriad other roles that support your lifestyle. Playroom, music room, TV room, games room, home gym or teenage hangout space immediately come to mind but the list is much longer than that and the choice is yours to make.

Across the hallway is the living room. At over twenty-one feet long this is a large room by any standard that will accept any furniture and layout you may choose, yet like the rest of the house it carries its size really well, benefiting from an overall balance to the proportions that make the space flexible and fully usable, yet also welcoming and homely. Natural daylight fills every corner of the room, with a superb bay window looking out to the front and two separate pairs of glazed french doors opening out into the grounds to the side. Fully lined with elegant low level panelling, and cleverly punctuated by tall vertical radiators designed in a traditional style. This is a fabulous family social space that will perform equally well when entertaining guests.



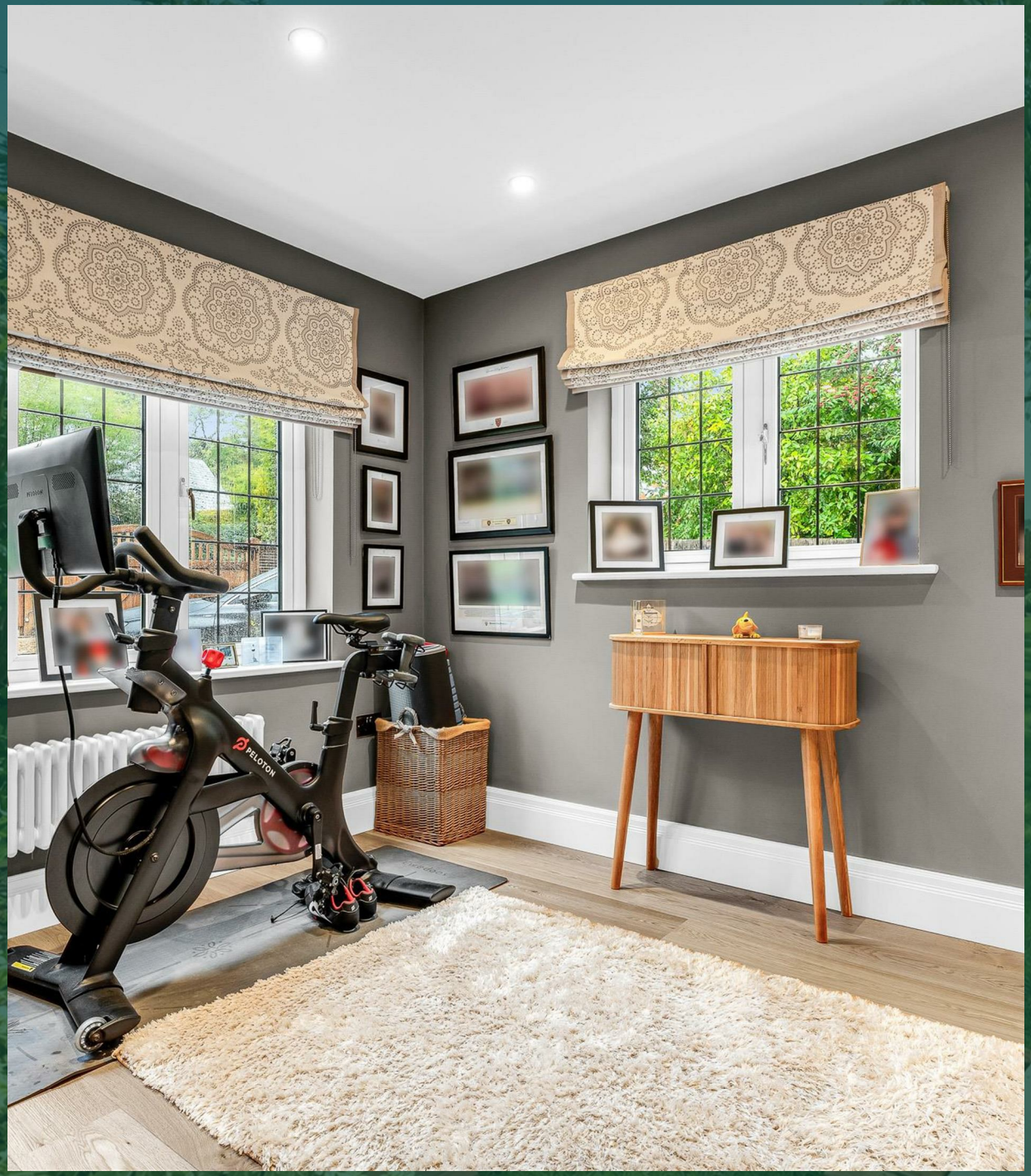












The kitchen/dining/family room is a simply glorious open plan space that starts at the centre of the house and expands back and outwards to fill the rear corner. There is a natural zoning to the shape which has been expertly utilised to create an expansive kitchen area that incorporates a wealth of bespoke wall and floor mounted cupboards, along with a stunning contrast coloured larder cabinet, lining three of the perimeter walls. There is more storage available than you could ever need, along with ample food preparation worktop area, and both of these valuable elements are boosted even further by a superb central island that offers a nice visual delineation of the different areas as well as incorporating a generous breakfast bar. Integrated within the units is a full collection of appliances, all from renowned premium manufacturers, and a designated space within the cupboards for a freestanding double width fridge/freezer fully plumbed for a water cooler/ice maker. The kitchen area has its own window looking out over the rear gardens, with a stylish butler sink and a Quooker tap located below it. The remainder of the room is unfettered open floor area for you to configure and furnish in any way you please. Kept light and bright throughout the day by an additional rear facing window and a set of bi-fold doors to the side, there is ample space available for multiple sofas and chairs along with a substantial dining suite while still leaving an easy flow in, around and through the room. Perfectly specified to create a vibrant family hub, this is a skilfully crafted layout that will pay real dividends when entertaining guests.

Ideally positioned to the rear of the entrance hall alongside the kitchen/dining/family room is a generous utility/laundry room with a sink and more fitted cupboards, and prepared for a washing machine and tumble dryer. From this room there is a useful direct access out into the rear garden, a boiler room, and a door into a perfectly placed guest cloakroom.

Upstairs is a large central hallway that has four bedrooms, all large doubles, and the family bathroom arranged around it. The family bathroom has a freestanding roll top bath and a separate shower, whilst two of the bedrooms boast luxurious en suite shower rooms. The principal bedroom has an en suite with twin sinks and a full wall of fitted wardrobes.

Exterior:

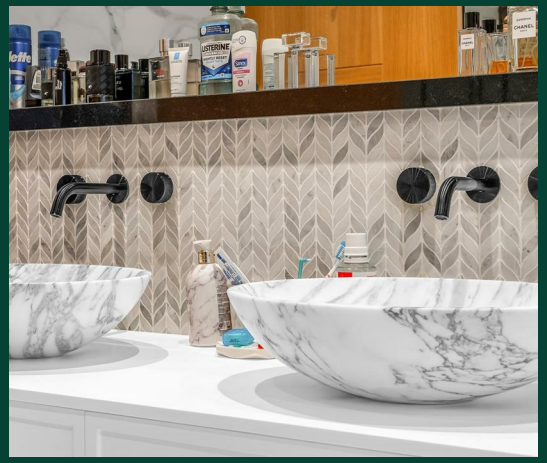
The house sits on a very generous plot which is pretty close to square in shape, making the grounds flexible and adaptable in how you lay them out. Iroko hardwood remote operated gates allow you into the capacious gravelled driveway that expands out as it flows up to the house, also running alongside the house to the detached double garage/workshop to the rear, providing parking for any number of family and visitors. To the side of the house there is a generous paved patio that merges into an adjoining all weather decked terrace, neatly linking the multiple access points into the kitchen/dining/family room and living room and creating a lovely area for outdoor casual seating and dining furniture, lined by creatively planted flower beds. The rest of the garden is an expansive lawn with mature hedging along the front boundary and premium quality fencing around the others, interspersed with shrubs, bushes and a few specimen trees as a natural and attractive punctuation. The garden enjoys a wonderfully naturalistic situation, with a wide open aspect and uninterrupted views as far as the eye can see out across the glorious unspoiled Hertfordshire countryside.

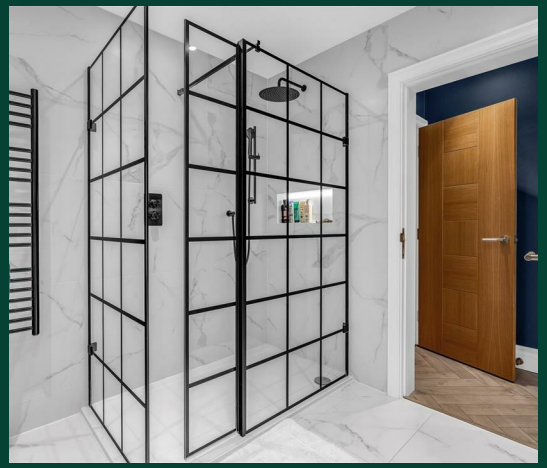
Location:

The property enjoys a rural situation just a few minutes south of the ever-popular market town of Hitchin, where there is a vibrant and thriving town centre. The mainline station serves Cambridge to the north and Kings Cross to the south, with a journey time of around 35 minutes making it very commutable into central London. Nearby road links give easy access across the country, with the A505, A600, A602 and A1M all passing nearby, and both Stansted and Luton airports are within easy reach.

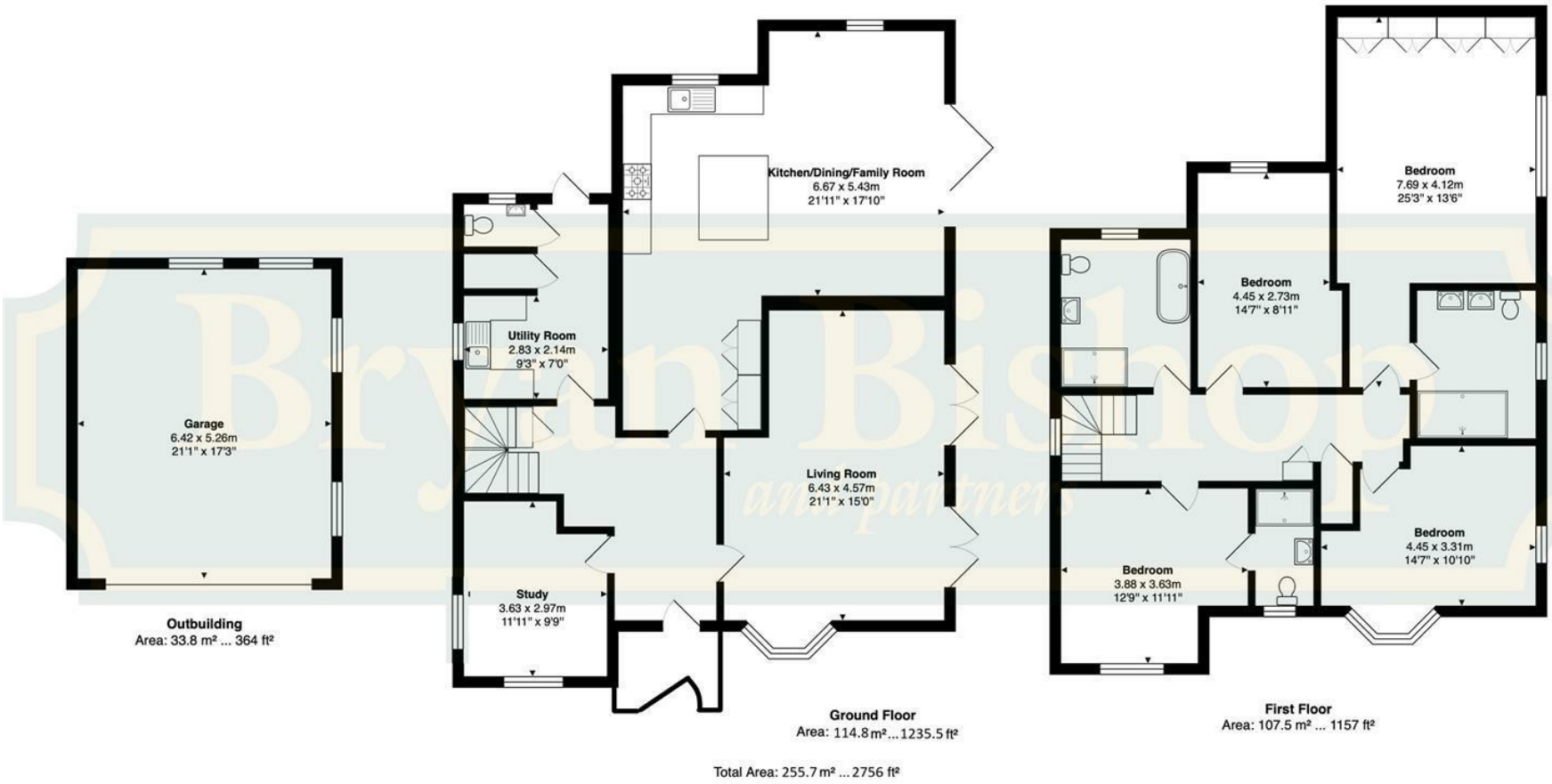



Blackstar

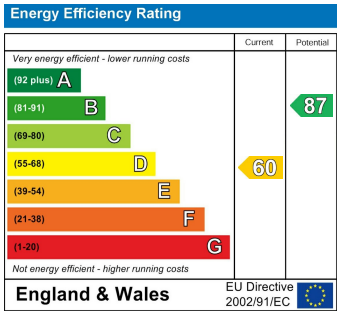








Total Area: 255.7 m² ... 2756 ft²

















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