



THE OLD VICARAGE
WALNUT TREE ROAD
PIRTON



**The Old Vicarage
Walnut Tree Road
Pirton
Hertfordshire SG5 3PX**

Guide Price £2,250,000

The Old Vicarage stands on an impressive plot of 1.6 acres overlooking beautiful rolling countryside, yet still only a short stroll into the heart of Pirton village. This rarely available property, that has been a family home for 20 years, has been extended and refurbished to provide a generously proportioned four bedroom house including a social kitchen and dining space and that has views over every aspect of the landscaped garden which wraps around the property. There is also potential to extend into the loft to create two further bedrooms (subject to planning permission).

Key Features

- * CHAIN FREE
- * 4 Bedrooms
- * 4 Bathrooms
- * Large Social Kitchen/Dining
- * Impressive Master Suite
- * 1.6 acres of Gardens
- * Countryside Views



Freehold

Viewing

By appointment with Norgans Estate Agents (tel: 01462 455225).

GROUND FLOOR

The Old Vicarage is entered via a modern wooden front door into a generous hallway with oak flooring flowing throughout. Off the entrance hall and straight ahead through glazed double doors you will find a large sitting room complete with fireplace and a beautiful bay window over looking the garden. Furthermore there is a snug room, perfect for watching TV in the evenings, and another reception room currently being used as a gym, both also overlooking the garden, a good size study with views to the front and a downstairs W/C.

furthest off the entrance hall is the kitchen dining space which leads through to the garden room with views across the landscaped garden. The kitchen is complete with a modern range of units, stone worktops, sink facing the front window and integrated appliances including a full height fridge, a separate under counter fridge and dishwasher. There is a bespoke cupboard created to conceal small appliances such as the kettle, toaster and microwave which also features a sink, perfect to create a seamless look. The island houses the 5 ring gas hob with extractor above and includes further drawers and cupboards beneath. Flowing on from the island is the breakfast bar to seat two. The vast dining space houses a table to seat 12 and a TV area, there are then French doors through and a couple of steps down to the spacious garden room which wraps round to give views across the garden. There are multiple French doors to access the surrounding patio area. The floor is tiled throughout with underfloor heating.

Just off the kitchen is a stable door to a large utility room with numerous units, stone worktop, a sink and space for two washing machines and a tumble dryer. There is also further space for a full height fridge and full height freezer. For ease of access there is a glazed door to the front of the house and also an internal door through to the connected double garage and another to the back garden.

The double garage has two electric fob controlled doors and provides parking for two cars as well as housing the heating system.







FIRST FLOOR

Via impressive carpeted oak stairs there is a spacious and light filled landing which leads to all four bedrooms, the large family shower room and a linen cupboard. The impressive and well proportioned master suite benefits from almost full height windows to the rear overlooking the landscaped garden and rolling countryside. There is a generous dressing room and well appointed ensuite with a separate large bath and shower, the vaulted ceiling with roof lights also adds to the appeal.

All further bedrooms are doubles and overlook the gardens and countryside views. Bedroom 2 benefits from a substantial ensuite including a separate bath and shower, bedroom 3 also benefits from an ensuite.







GARDEN & GROUNDS

The property occupies a large plot that extends to around 1.6 of an acre. It is approached via secure electric entrance gates that lead to a spacious driveway providing ample parking for several cars plus access to a double garage with electric doors and car charging point.

Gated access leads to the stunning South East to South Westerly facing garden. It is immaculately maintained with extensive manicured lawns sweeping around three sides of the property. The numerous well stocked flowerbeds have been recently landscaped and interspersed with many maturing trees and hedging to provide both a pleasing backdrop and an incredibly high level of privacy to the property. Located next to the dining area and garden room via French doors is a large paved terrace, an ideal area to entertain alfresco. To the rear of the garden is an attractive, architect designed summer house with composite decking to the front, perfect for entertaining and for watching those evening sunsets. Tucked away within the garden is also a large substantial garden storage building, perfect for housing the ride on lawn mower!

ABOUT THE AREA

Pirton is an established, community spirited North Hertfordshire village situated approximately 3 miles northwest of the vibrant market town of Hitchin. Located on the edge of the Chiltern Hills, Pirton has a growing population of approximately 1,500 and is surrounded by attractive open countryside. It enjoys extensive amenities including a pre-school and a primary school which is rated Good by Ofsted as well as a toddler playgroup. There is a well stocked village shop with a post office and off licence. Two well regarded public houses/restaurants. A village hall and Great Green with Maypole plus two churches, a park plus a sports and social club hosting various sports clubs including football, cricket and tennis.

It is located just over 3 miles from the historic market town of Hitchin which offers a wide range of restaurants, independent shops, eateries, and supermarkets. There is an excellent choice of state and private schools in the area including, The Priory School, Hitchin Boys and Girls schools, Kingshott Preparatory School and in nearby Letchworth, St Francis' College and St Christopher School.

Approx mileages;

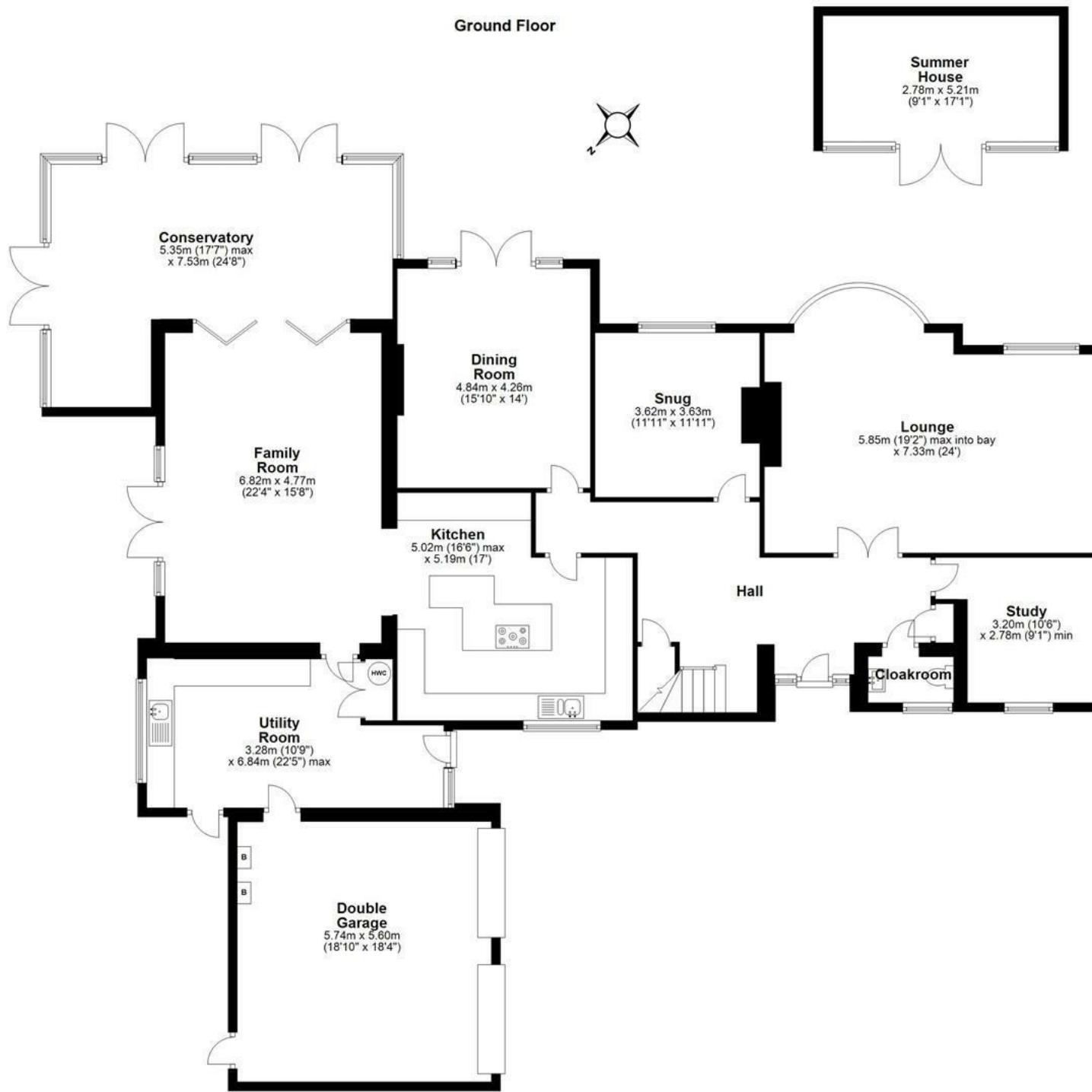
- * Hitchin 3.2 miles and mainline station 4.5 miles
- * London King's Cross from 28 minutes
- * A1(M) junction 8 - 6.8 miles
- * Letchworth Garden City - 7 miles
- * London Luton Airport - 9.9 miles
- * M1 (junction 11a) - 13 miles
- * Harpenden - 15.2 miles
- * Bedford - 17.3 miles







Ground Floor



First Floor



GENERAL INFORMATION

The house has gas central heating with radiators to all rooms with the exception of the kitchen/diner, utility room and garden room which have underfloor heating. The property benefits from CCTV, a heat recovery system and the Master Suite is air conditioned.

EPC

Current D; Potential D

COUNCIL TAX BAND

We are advised that the Council Tax Band for this property is currently Band G. This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.

SERVICES

All mains services are understood to be installed and connected. Please note that Norgans have not tested any services or appliances connected or installed at this property.

GDPR

Any information you provide Norgans will be protected by the General Data Protection Regulation ("GDPR") legislation. By agreeing to a viewing, you are confirming that you are happy for Norgans to retain this information on our files. Your personal, financial and health information will never be shared with any third parties except where stated in our Privacy Policy.

You can ask for your information to be removed at any time.

Our Privacy Policy & Notice can be viewed on our website www.norgans.co.uk.

CONNECTED PERSON

Please note that under Section 21 (Connected Persons and Personal Interests) of the Estate Agents Act 1979, we are obliged to disclose that the Vendors of this property are relatives of an employee of Norgans Estate Agents.

AGENT'S NOTE

The access driveway to the side of the property leads to the village Sports and Social Club. This driveway is within the curtilage and ownership of the property and has a permanent right of way (pedestrian and vehicular) for the general public to access this amenity. We also advise that our vendor is retaining a 3ft wide ransom strip a long part of this driveway in order to restrict future potential development of the garden.

The Sports and Social Club is currently under redevelopment. Work has recently commenced to construct a new club house. This work is due to be completed late 2025. For details please visit [https://www.north-herts.gov.uk/view-or-comment-planning-application ref. 24/00207/FP](https://www.north-herts.gov.uk/view-or-comment-planning-application-ref-24/00207/FP).

VIEWINGS

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