

 3 Bedrooms

 2 Bathrooms

 2 Receptions

 Private Garden

 Driveway

 EPC Band C

Freehold

Council Tax Band:
E £2,163.17 (2025/26)

Local Authority:
North Hertfordshire District Council



Unique 3-bedroom family home in charming Holwell village, near Hitchin. Rare opportunity!

Description

We are delighted to present this striking architect-designed home, tucked away at the end of a long driveway and backing onto the village recreation ground. Perfectly positioned, it offers the charm of village life with the comfort and style of modern living. You are welcomed by a spacious entrance hall, leading into a generous living room with a feature electric fireplace. At the heart of the home is a stunning open-plan kitchen, dining, and breakfast room, filled with natural light and enjoying views over the rear garden. A stylish mezzanine overlooks the space, currently used as a playroom but equally suited as a snug or home office, with access to a large eaves storage cupboard. The ground floor also includes a practical utility cupboard and a cloakroom. There are three well-proportioned double bedrooms, a modern family bathroom, and a principal bedroom with an en-suite shower room. Outside, the property benefits from a gravelled driveway with parking for several vehicles and a family-friendly rear garden.

Location

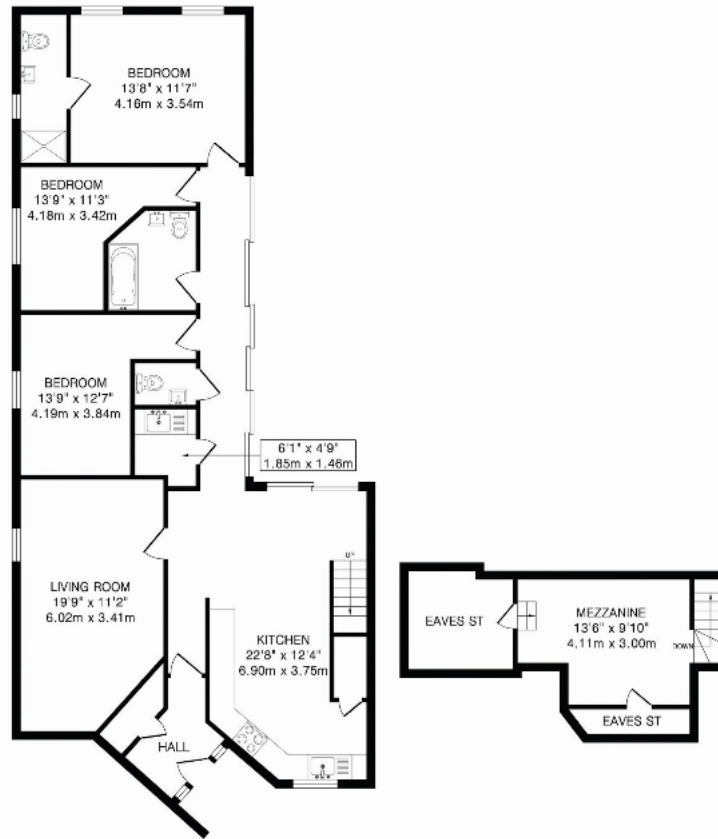
Holwell is a charming village on the fringes of Hitchin in Hertfordshire, surrounded by picturesque countryside. It offers a serene lifestyle with convenient access to urban amenities in Hitchin.



Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.







Ground Floor
1230 sq.ft.(114.2 sq.m)approx.

Mezzanine
139 sq.ft.(12.9 sq.m)approx.

TOTAL FLOOR AREA: 1369 sq.ft.(127.1 sq.m)approx.
This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

Important Information These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.