

-  5 Bedrooms
-  3 Bathrooms
-  3 Receptions
-  Private Garden
-  Private Driveway

Freehold

Council Tax Band:  
F £3,423.16 (2025/26)

Local Authority:  
North Hertfordshire District Council



Detached, extended, and modernised family home in a quiet close in Ickleford village, beautifully finished.

### Description

The current owners have extended and modernised this home, creating a superb family property with open-plan living and contemporary finishes. Located on the desirable Hitchin side of the village, the setting is peaceful. The entrance hall includes a convenient W.C. The front living room features a wood-burning stove and sliding doors to the rear garden. A further reception room serves as a versatile space. At the heart is an impressive open-plan kitchen/dining/family room with exceptional detail, feature bar area, and bi-folding doors to the patio. A utility room and internal garage/store offer practicality. Upstairs are five bedrooms; one with an en-suite, while the principal bedroom includes a walk-in-wardrobe and en-suite. Outside, the block-paved driveway provides parking and access to the garage/store. The south-facing garden features a landscaped patio, outdoor kitchen, lawned area, and decked seating area, perfect for entertaining. Secure side access leads to the front. The current owners have thoughtfully extended and completely modernised this home, creating a superb family property with spacious open-plan living and contemporary finishes throughout. Homes of this calibre rarely become available on the Hitchin side of the village, and the setting is both peaceful and highly desirable. The property also benefits from solar panels, enhancing overall energy efficiency.

### Location

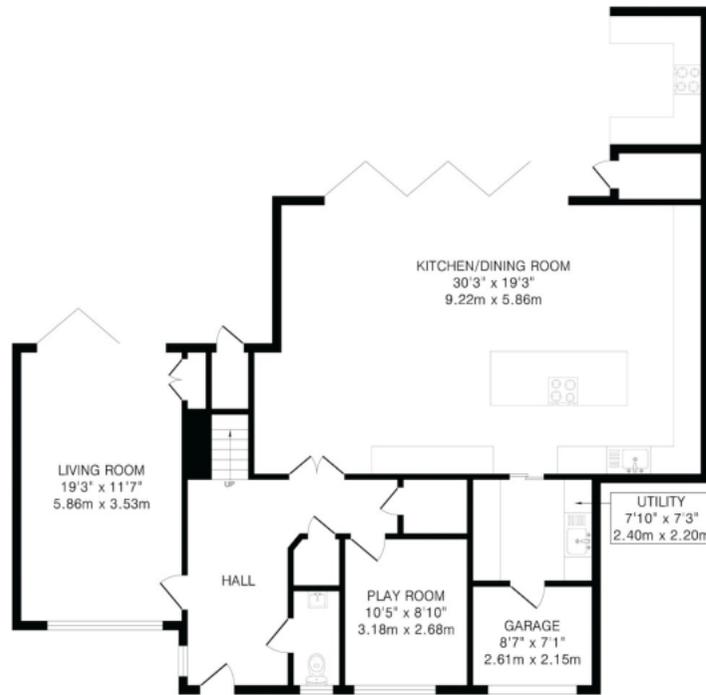
Manor Close is a quiet cul-de-sac in Ickleford, with seven detached homes ideal for families. It's conveniently located near Hitchin, the town centre,



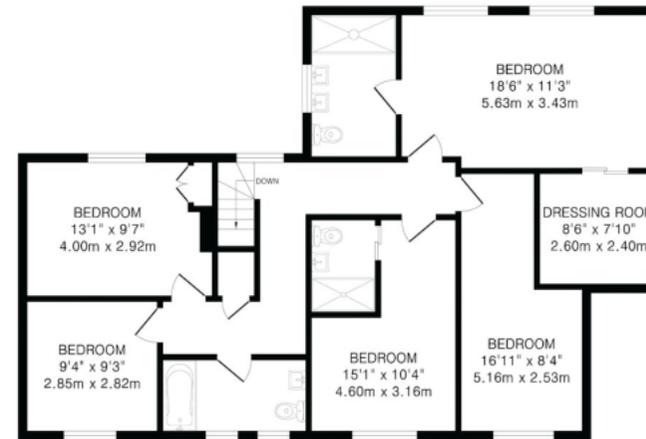
Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person)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







Ground Floor  
1333 sq.ft.(123.8 sq.m)approx.



First Floor  
1080 sq.ft.(100.2 sq.m)approx.

TOTAL FLOOR AREA: 2413 sq.ft.(224.0 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.