



Laurel Manor

Bedford Road, Hitchin,
Hertfordshire, SG5 3RX

Offers in Excess of £1,150,000

country
properties

An Impressive Detached Family Residence Offering Over 2,500 Sq Ft of Elegant Accommodation

Occupying a generous plot in the rural countryside on the outskirts of Hitchin, Laurel Manor is a substantial and beautifully appointed four bedroom detached family home, offering versatile living accommodation, perfectly designed for modern family life and entertaining.

The property makes an immediate impression with its stunning vaulted entrance hall, creating a wonderful sense of space and grandeur upon arrival. At the heart of the home is a spacious kitchen/dining room, featuring double doors opening directly onto the garden, making it an ideal space for both everyday living and social occasions. Complementing this is a practical utility room, while the generous living room also enjoys double doors to the garden, flooding the space with natural light. A separate study provides an ideal work-from-home environment, while a versatile downstairs bedroom and a cloakroom complete the ground floor accommodation.

The first floor offers three excellent double bedrooms, including a magnificent principal suite featuring a luxurious en-suite bathroom and a dedicated dressing room. Bedroom two also benefits from its own en-suite shower room, while the remaining bedrooms are served by a well appointed family bathroom.

Externally, the property sits on a generous plot of over 0.25 of an acre and, in addition to the main garden, also benefits from an additional area of land to the front, which includes a concreted yard area, all of which forms part of the property's land and is included within the sale. There is ample off-road parking for multiple vehicles, a double garage with both power and light adding to the practicality of this exceptional family home.

Laurel Manor combines impressive proportions, high quality accommodation and a desirable village setting, creating a superb opportunity for those seeking an exceptional family home.

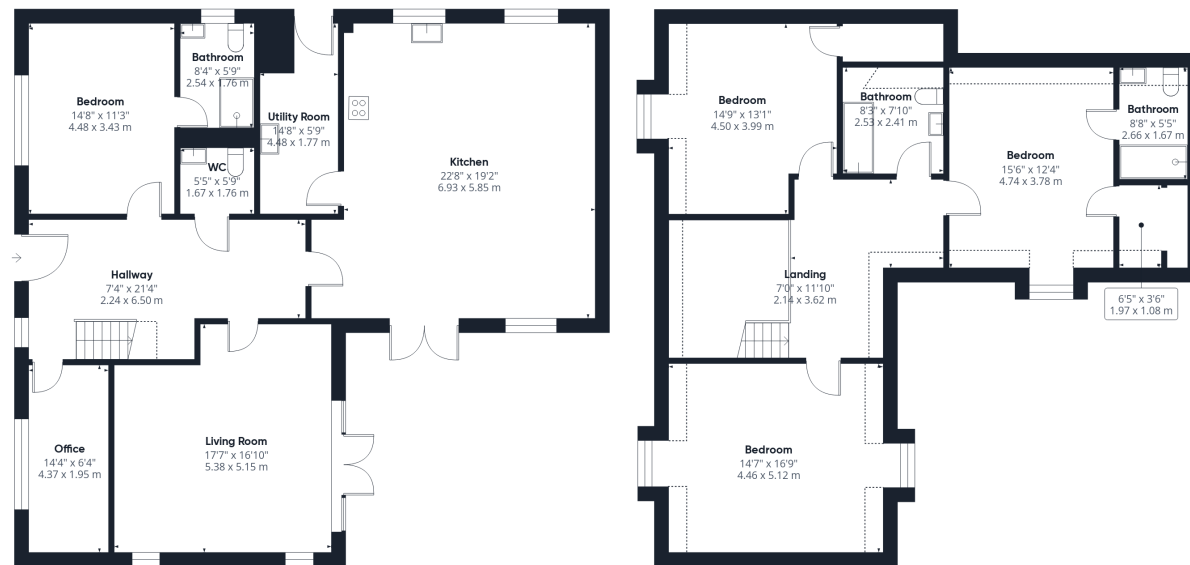
This property is situated just under three miles from Hitchin town Centre with its extensive shopping, schooling, leisure facilities, as well as numerous restaurants and a mainline railway station serving Kings Cross in London.

- Beautiful detached family home
- Four generous double bedrooms
- Spacious kitchen/dining room with garden access
- Large living room with double doors onto the garden
- Generous plot with attractive gardens
- Double garage with power & light plus plenty of off road parking
- Total plot of over 0.25 of an acre including concreted yard area to the front
- 3.3 miles, 10 mins drive to Hitchin town centre (as per Google maps)
- 4 miles, 12 mins drive to Hitchin train station (as per Google maps)
- 5 mile, 10 mins drive to Arlesey train station (as per Google Maps)
- 1 mile, 2 mins drive to Henlow Camp and local shops and amenities (as per Google Maps)









Floor 0 Building 1

Floor 1 Building 1

Floor 0 Building 2

Approximate total area⁽¹⁾

2723 ft²
253 m²

Reduced headroom

122 ft²
11.3 m²

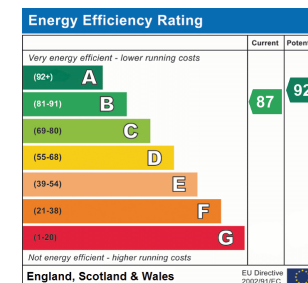
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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