

Pentlands, London Road

St Ippolyts, Hitchin| SG4 7NE

FINE & COUNTRY



Step inside

Pentlands, London Road

Step inside this impressive, detached residence, extending to approximately 4,310 sq ft, thoughtfully designed for luxurious modern family living within one of Hertfordshire's most sought-after village settings. At the heart of the home is a spectacular 29ft kitchen/dining/family room featuring a substantial central island, sleek contemporary cabinetry and expansive sliding doors opening directly onto the rear garden terrace, creating a seamless indoor-outdoor lifestyle ideal for entertaining. Complementing the contemporary living space are a collection of elegant reception rooms, including a striking 32ft principal reception room and a refined dining and living area centred around an exposed brick feature fireplace, adding warmth and character to the home.

The first floor offers six beautifully proportioned double bedrooms, all finished to an exceptional contemporary standard, with the versatile fifth bedroom currently arranged as a fully furnished, air-conditioned home office, ideal for modern family living and remote working. Three of the bedrooms benefit from beautifully appointed, fully tiled private ensuite bathrooms, each impeccably finished with premium fittings to create a luxurious boutique-hotel feel. The sumptuous principal suite further enjoys an elegant ensuite featuring his and hers basins, while a stylishly designed family bathroom and additional ground floor bathroom have been thoughtfully crafted with high-end finishes, ensuring both practicality and sophistication throughout.

Combining generous proportions, abundant natural light, and refined detailing, this comprehensively renovated residence perfectly balances comfort, elegance, and prestige, delivering an exceptional standard of contemporary family living.





About the area

St Ippolyts, Hitchin

Nestled on the outskirts of Hitchin, the picturesque village of St Ippolyts is one of Hertfordshire's most desirable locations, offering a perfect blend of countryside charm and modern convenience. Surrounded by beautiful rolling countryside and scenic walking routes, St Ippolyts enjoys a peaceful village atmosphere while remaining just moments from the vibrant market town of Hitchin. Renowned for its excellent selection of independent boutiques, cafés, restaurants, and highly regarded schools, Hitchin provides an exceptional lifestyle for families and professionals alike.

For commuters, Hitchin mainline station offers fast and direct rail connections into London King's Cross and St Pancras, making the area particularly popular with those seeking luxury village living within easy reach of the capital. The area also benefits from excellent road links via the A1(M), connecting to London, Cambridge, and surrounding Hertfordshire towns, while nearby countryside pubs, golf courses, and leisure facilities further enhance the lifestyle on offer.
Combining exclusivity, connectivity, and a strong sense of community, St Ippolyts represents a rare opportunity to enjoy premium living in one of Hertfordshire's most sought-after village settings.























Step outside

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Step outside and the impressive lifestyle offering continues. To the front, the property is approached via a substantial private driveway providing parking for approximately seven vehicles, alongside a spacious double garage.

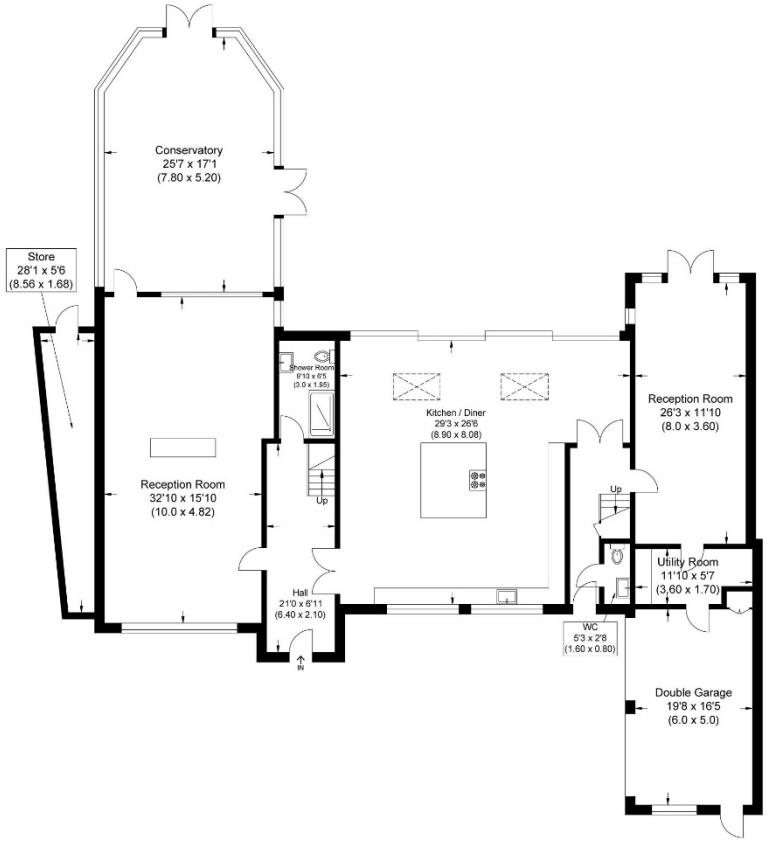
To the rear, expansive sliding doors open directly from the kitchen/dining room onto a substantial patio terrace, perfectly designed for outdoor dining and entertaining. Beyond, the beautifully maintained lawn enjoys sunlight throughout the day, creating a private garden setting ideal for both family life and social gatherings.



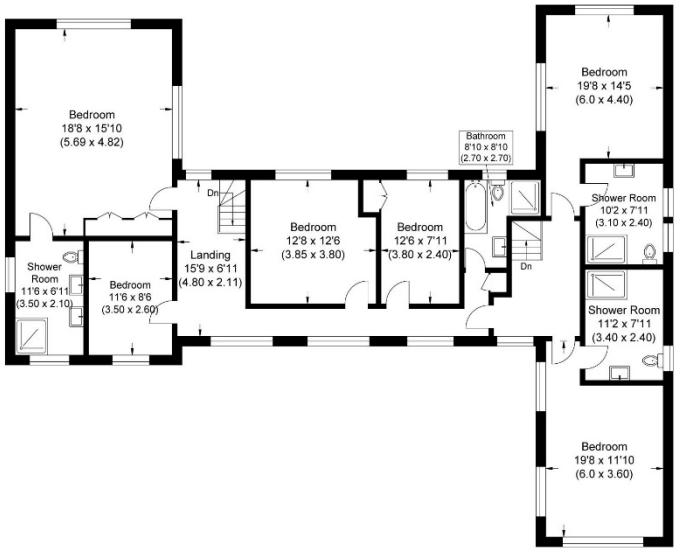




Approximate Gross Internal Area
411.0 sq m / 4423.96 sq ft
(Includes Garage & Store)
Garage Area 22.04 sq m / 237.23 sq ft
Store Area 10.50 sq m / 113.02 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

The Property Ombudsman

Agents notes: All measurements are approximate 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 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

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