



5, Preslent Close

Shillington, Hitchin,
Bedfordshire, SG5 3LE
£1,095,000

country
properties

Occupying a private gated position at the end of a small cul-de-sac, this substantial five-bedroom family home extends to over 2,930 sq ft of versatile accommodation. Offering generous proportions throughout and outstanding potential to modernise and adapt the layout to suit individual requirements, it presents a rare opportunity to create a bespoke long-term family home.

- ** NO UPWARD CHAIN **
- Just a short commute to nearby Hitchin with mainline station into Kings Cross
- Enjoying a convenient village setting, with the village shop, petrol station and The Crown public house all within walking distance.
- Set in a small cul-de sac of similar executive style homes
- Elevated countryside views from the balcony and principal bedrooms, stretching towards All Saints Church and the Chiltern Hills.
- 20ft double garage with power and light and gated driveway parking



Ground Floor

Entrance Hall

Full height window to front. Tiled flooring. Three radiators. Stairs raising to first floor.

Cloakroom

Low level WC, wash hand basin. Tiled splashbacks. Radiator. Tiled flooring.

Sitting Room

25' 6" x 16' 11" (7.77m x 5.16m) Two double glazed windows to front. Three radiators. Inset wood burning stove with feature brick chimney breast and quarry tiled hearth.

Snug

11' 9" x 9' 11" (3.58m x 3.02m) Double glazed window to rear. Radiator.

Conservatory

11' 11" x 11' 0" (3.63m x 3.35m) Quarry tiled flooring. Victorian style on brick base, double doors onto rear garden.

Kitchen

14' 9" x 11' 2" (4.50m x 3.40m) A range of wall & base units with roll edge worksurfaces over. Tiled splashbacks. Inset one and a half bowl sink & drainer unit with swan neck mixer tap over. Integrated built in electric oven & grill. Electric hob with stainless steel extractor hood over. Integrated fridge freezer. Integrated dishwasher. Ceramic tiled flooring. Breakfast bar. Radiator enclosed in decorative cover. Multi pane double doors with wing windows onto rear garden.

Dining Room

15' 11" x 15' 10" (4.85m x 4.83m) Multi pane double doors onto rear garden. Double glazed window to rear. Wood effect flooring. Two wall lights. Radiator. Double doors into Inner Lobby.

Study

12' 10" x 8' 5" (3.91m x 2.57m) Double glazed window to side. Radiator. Door into Utility Room. Door into double garage.

Inner Lobby

Double glazed window to side. Radiator. Tiled flooring. Vaulted ceiling with Velux window. Double doors into Utility area

Rear Lobby

Ceramic tiled flooring. Tiled splashbacks. Radiator. Door onto garden



Utility Room

Space & plumbing for washing machine with worktop over.

First Floor

Landing

Double glazed window to front. Doors into all rooms.

Dressing Room

11' 2" x 8' 6" (3.40m x 2.59m) Double glazed window to rear. Radiator. Fitted wardrobes & drawer units. Step down to Bedroom 1

Bedroom 1

15' 10" x 15' 9" (4.83m x 4.80m) Vaulted ceiling with exposed beams. Double glazed window to rear. Two obscure windows to side. Wall lights. Radiator. Door onto balcony

Balcony

10' 10" x 5' 11" (3.30m x 1.80m) Fitted with railings, overlooking garden the village church and the chilterns.

En suite

Shower cubicle. His & Hers vanity wash hand basin. Low level WC. Vaulted ceiling with exposed timbers. Tiled flooring. Obscure double glazed window to side. Radiator. Heated towel rail.



Bedroom 2

12' 7" x 10' 6" (3.84m x 3.20m) Double glazed window to rear. Radiator. Built in wardrobes & overhead storage.

En suite

Double shower cubicle. Pedestal wash hand basin, low level WC. Fully tiled walls. Ceramic tiled flooring. Radiator. Obscure double glazed window to front.

Bedroom 3

9' 10" x 9' 10" (3.00m x 3.00m) Double glazed window to rear. Radiator. Built in wardrobe.

Bedroom 4

11' 2" x 8' 10" (3.40m x 2.69m) Double glazed window to rear. Radiator.

Bedroom 5

9' 11" x 8' 1" (3.02m x 2.46m) Double glazed window to front. Radiator.

Bathroom

Five piece suite comprising: Corner bath with telephone mixer attachment. Shower cubicle. Low level WC. Bidet. Airing cupboard housing hot water tank & shelving. Fully tiled walls. Obscure double glazed window to side. Radiator.

Outside

Front Garden

Gated access to paved driveway. Gated access to rear garden. Side garden laid to lawn. Wall lights.

Rear Garden

South west facing laid mainly to lawn with paved patio area.

Double Garage

20' 10" x 19' 2" (6.35m x 5.84m) Two up & over doors to front. Two windows to side. Door onto rear garden.

Agents Note

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk

PRELIMINARY DETAILS – NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES





Approximate Area = 2930 sq ft / 272.2 sq m (excludes void)

Garage = 392 sq ft / 36.4 sq m

Total = 3322 sq ft / 308.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Country Properties. REF: 1492874



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Viewing by appointment only

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