



The Paddock

Hitchin,
Hertfordshire, SG4 9EF
Guide Price £750,000

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An Attractive Four-Bedroom Detached Family Home with Exclusive Woodland Backdrop

Occupying a highly desirable position within this sought-after residential development, this property is a beautifully proportioned four-bedroom detached family home offering well-balanced accommodation, a private rear garden, and the rare benefit of backing directly onto approximately four acres of private woodland, owned jointly by just four neighbouring properties.

Combining generous living space with an exceptional outdoor setting, this is a wonderful opportunity to enjoy family life in a peaceful and picturesque environment.

Accommodation

The welcoming entrance hall leads to a thoughtfully arranged ground floor, comprising two spacious reception rooms that provide excellent flexibility for both formal entertaining and everyday family living. The well-appointed kitchen offers ample storage and workspace, while a convenient ground floor cloakroom completes the accommodation.

On the first floor, the property offers four well-proportioned bedrooms, served by a modern family bathroom. The principal bedroom enjoys a pleasant outlook over the rear garden and woodland beyond, creating a tranquil retreat.

Outside

To the front of the property, a private driveway provides off-road parking and leads to the integral garage, offering further parking or useful storage.

The rear garden is undoubtedly one of the home's standout features. Beautifully established and enjoying a high degree of privacy, it provides the perfect setting for outdoor entertaining, family life, or simply relaxing whilst taking in the peaceful surroundings.

Beyond the garden lies approximately four acres of private woodland, an exceptional feature that is jointly owned by just four residents. This unique amenity offers a wonderful natural extension to the garden, providing a beautiful woodland setting to enjoy throughout the seasons.

Offering spacious accommodation, an enviable position, and a truly unique woodland setting, this property presents a rare opportunity to acquire a family home with an exceptional lifestyle offering. Early viewing is highly recommended to fully appreciate both the property and its remarkable surroundings.

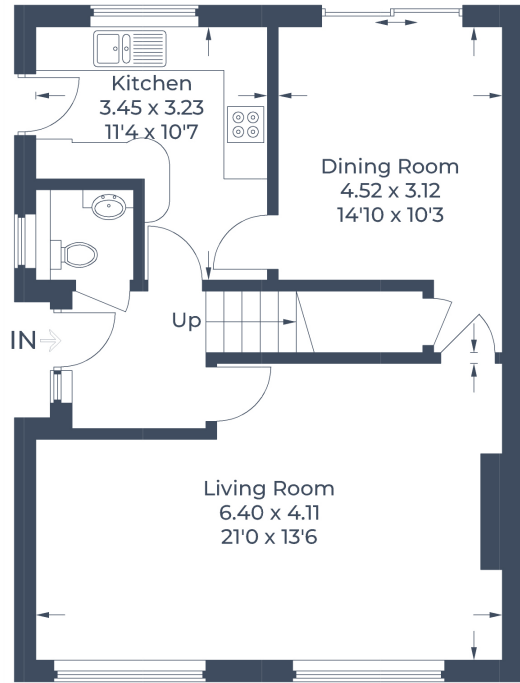
- Detached four bedroom family home
- Two spacious reception rooms
- Well appointed kitchen
- Garage and private driveway
- Beautifully maintained rear garden
- Backing onto approximately four acres of privately owned woodland
- Exclusive shared ownership of the woodland with just four neighbouring properties
- Extension potential - subject to the necessary permissions



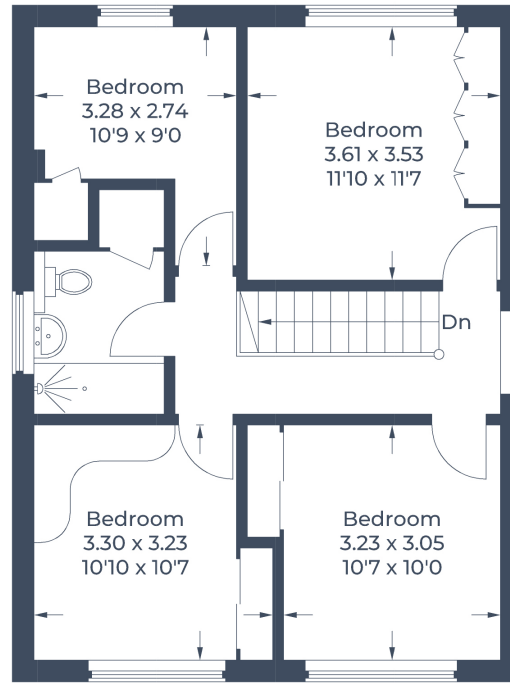




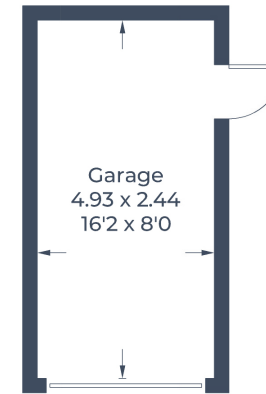
Approximate Gross Internal Area
 Ground Floor = 55.9 sq m / 602 sq ft
 First Floor = 56.4 sq m / 607 sq ft
 Garage = 12.1 sq m / 130 sq ft
 Total = 124.4 sq m / 1,339 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	74
(81-91)		
(69-80)		
(55-68)		
(39-54)	D	69
(21-38)		
(1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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