



3 Crunnells Green, Hitchin, Hertfordshire

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3 Crunnells Green Preston, Hitchin, Hertfordshire, SG4 7UQ

A superb six bedroom family home with lots of character situated in the village of Preston

Preston village 0.5 miles, Hitchin and station 4.3 miles (London Kings Cross 30 minutes), Central London 35.4 miles, Luton Airport 7.0 miles, Stevenage 7.3 miles, Harpenden 10.2 miles

Kitchen/breakfast room | Dining room | Living room | Family room | Sitting room | Utility | Gym Study | 6 Bedrooms including principal with en suite bathroom and Bedroom 2 en suite shower room | 2 Family bathrooms | Store | Double garage | Single garage | Garden | EPC rating D

The Property

Built in 1913 and designed by Sir Edwin Lutyens, 3 Crunnells Green is a substantial property and offers excellent family accommodation and encapsulates the essence of countryside living.

Entertaining guests is effortless with four versatile reception rooms, providing ample space for gatherings or quiet retreats. The generous-sized living room seamlessly flows into the expansive kitchen/breakfast room, creating an inviting atmosphere for family meals or casual get-togethers.

The heart of the home lies in this spacious country-style kitchen, complete with an AGA stove and bathed in natural light from skylights, creating a warm and welcoming ambiance for culinary adventures. With six bedrooms and four bathrooms accessed from two staircases, there is plenty of space for everyone in the family to find their sanctuary. Two of the bedrooms feature en suite bathrooms, ensuring both

convenience and privacy. For those seeking an active lifestyle, a dedicated gym/games room awaits, alongside a large study offering flexibility for work and leisure. Convenience is key with an internal double garage, perfect for storage or as a workshop, complemented by a separate single garage adjacent for additional parking or storage needs. There is also an additional store room adjacent to the garaging and accessed via the main house.

Outside

Step outside and discover the enchanting exterior, featuring a sprawling driveway and lush ornamental gardens. Privacy and seclusion are ensured by high bushes and a tree line, creating a tranquil oasis for outdoor relaxation and enjoyment. Don't miss the opportunity to make this idyllic country retreat your own. Embrace the charm and luxury of village life in this remarkable property. Schedule a viewing today and experience the epitome of countryside living.

Location

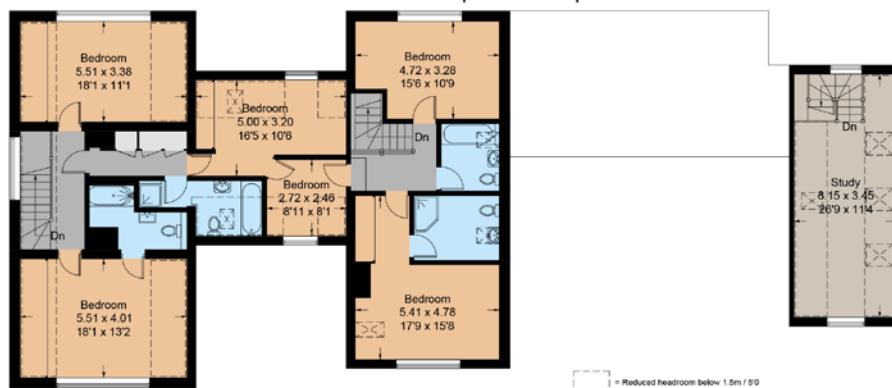
The property lies on the fringes of Preston, a small village lying to the south of Hitchin in beautiful unspoilt countryside with a thriving community spirit, church, village hall, recreation ground, The Red Lion public house, cricket club and popular nursery and primary schools. Nearby Hitchin is a popular historic market town with a thriving high street and comprehensive range of shopping facilities. Communications links are excellent: the A1(M) and M1 give access to major regional centres, the national motorway network and central London, Hitchin station provides trains to central London in around half an hour and London Luton Airport offers a wide range of domestic and international flights. The area offers a good selection of state primary and secondary schooling including Hitchin Girls' and Boys' Schools (both rated Outstanding by Ofsted), together with a wide range of independent schooling including Kingshott, St. Christopher, St. Francis' College and Sherrardswood.





Floorplans
For identification purposes only.

Approximate Gross Internal Area
Ground Floor = 278.8 sq m / 3001 sq ft
(Including Garages)
First Floor = 176.8 sq m / 1903 sq ft
Total = 455.6 sq m / 4904 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Directions

From Strutt & Parker's Harpenden office, take Bowers Parade to High street/A1081, turn right onto High street/A1081 go through 1 roundabout take Thrales End road to Lower Harpenden Road/B653, continue on Lower Harpenden road/B653. Take Chiltern Green road, Dane Street, Chapel Road, Church Road and Back Lane to Crunnells Green in Preston, turn right onto Crunnells Green the property will be on your the left.

General

Local Authority: North Hertfordshire County Council

Services: Mains water, gas electricity and drainage.

Council Tax: G

Tenure: Freehold

Guide Price: £1,895,000

Harpenden

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