



PUTTERILLS

est. 1992

Langton House, 65 High Road  
Shillington, Hitchin SG5 3LP  
**Offers in excess of £675,000**

**This beautiful home is approached via a sweeping gravel driveway, which is automatically illuminated during the night. The courtyard setting of only four properties add an additional touch of exclusivity. The property still has the remaining seven year left of the builder's warranty for peace of mind.**

The house has been very well looked after by the current owners and is an ideal property for families. The two principle reception rooms are both dual aspect and very spacious, the kitchen has granite work surfaces and upstands as well as integrated Bosch appliances. A study and cloakroom complete the ground floor. The bedrooms are all generous double rooms, with both bedroom 1 and 2 having en-suites. The family bathroom services bedrooms 3 and 4. The garden is a delightful area to relax and enjoy the sunshine. There is a garage and car barn for parking.

Previously nominated as a "Top Development" in the Premier Guarantee Excellence Awards, Chapel Barns' was built by Rowan Homes and cleverly designed to respect and recognise the local agricultural tradition of the area. On the outside picturesque and at one with their surroundings, on the inside they marry time-honoured textures with contemporary technology. Environmentally efficient and effortlessly comfortable, this could well be the perfect countryside homes for the modern family.

At the northeast edge of the Chiltern Hills, an area of outstanding natural beauty, stands Shillington, a traditional English village that dates back more than 1000 years. Set high above the verdant countryside that rolls away in all directions the village and its 750 year old church can be seen for miles around. This peaceful, idyllic village has a true sense of community and an active social scene. Two well regarded pubs serve good food and drink and two village shops serve almost every need. Almost 30 miles of footpath intersect and surround the village and, listening to the variety of birdsong, it's hard to believe you are just 20 minutes from international travel via Luton Airport or the M1 motorway. The historic market town of Hitchin is just four miles away and, from there, it's just a 30 minute train journey to London Kings Cross.

#### **ENTRANCE HALL**

#### **CLOAKROOM**

**SITTING ROOM 19'11" x 14'9" (6.07m x 4.50m)**

**KITCHEN/DINING ROOM 27'4" x 10' (8.33m x 3.05m)**

**FAMILY ROOM ROOM 20'4" x 12'5" (6.20m x 3.78m)**

**STUDY 9'5" x 5'9" (2.87m x 1.75m)**

#### **FIRST FLOOR**

**BEDROOM ONE 12'4" x 13'4" (3.76m x 4.06m)**

**EN-SUITE 9'1" x 5'3" (2.77m x 1.60m)**

**BEDROOM TWO 12'7" x 10'2" (3.84m x 3.10m)**

**EN-SUITE 7'10" x 5' (2.39m x 1.52m)**

**BEDROOM THREE 13'1" x 10'2" (3.99m x 3.10m)**

**BEDROOM FOUR 14'3" x 9'6" (4.34m x 2.90m)**

**FAMILY BATHROOM 7'7" x 6'3" (2.31m x 1.91m)**

Comprising a four piece suite.

#### **OUTSIDE**

#### **GARDEN**

Patio area. Laid to lawn. Fencing to borders, Gated access.

**GARAGE 17'3" x 20'2" (5.26m x 6.15m)**

**CARPORT 18'10" x 10'1" (5.74m x 3.07m)**

#### **TENURE**

Freehold

#### **EPC**

EER: B

#### **FLOORPLAN DISCLAIMER**

Floorplans are provided for guidance only. They are not to scale and must not form any part of a legal contract or be reproduced without the written consent of a partner of Putterills.

#### **VIEWING INFORMATION**

By appointment only through Putterills of Hertfordshire, through whom all negotiations should be conducted.

#### **SANDS FINANCIAL MANAGEMENT**

We offer impartial, whole of market mortgage advice and insurance products from a selected panel of providers. So whether you are a first-time buyer, buying to let or moving house, we will help you find the best deal. Please contact us on 01462 632222.

#### **MONEY LAUNDERING REGULATIONS**

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

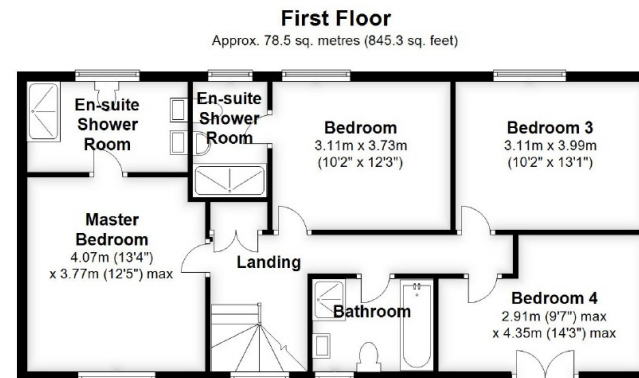
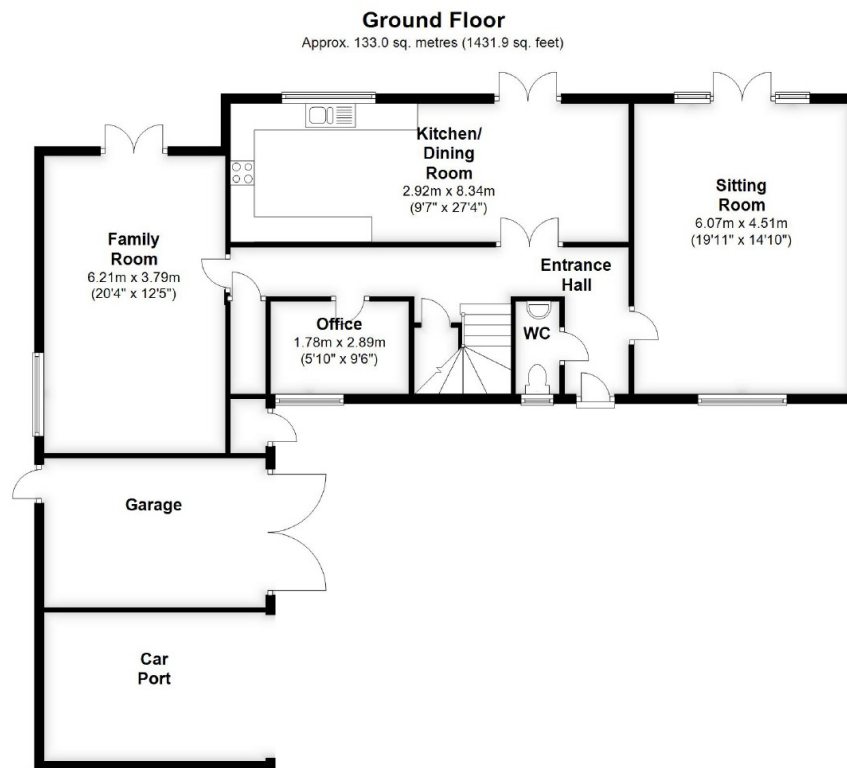












Total area: approx. 211.6 sq. metres (2277.1 sq. feet)