





English country comfort

Set back from Offley Road and tucked discreetly behind mature trees and approached by its own private driveway, lies Moormead Hill House a substantial six bedroom Edwardian home where heritage and countryside meet.

Framed by mature trees and neatly landscaped greenery, the house reveals itself gradually, creating a sense of arrival befitting its heritage. With its handsome white façade, gabled rooflines and elegant symmetry, Moormead Hill House embodies the timeless charm of an English country home.

To the front, a broad driveway provides extensive parking alongside a detached large garage, while the sweeping gardens and leafy outlook immediately capture the tranquillity of the setting. This home sits close to unspoilt fields and rolling Hertfordshire countryside, offering both seclusion and space within easy reach of Hitchin's vibrant town centre.





MOORMEAD HILL HOUSE



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Character and charm

Step through the heavy oak door and you are instantly transported into a house with history. The entrance hall greets you with a sense of warmth and permanence, where the polished banister and staircase rise invitingly upward, hinting at the stories of generations past. This is not a hallway to be rushed through, but one to pause in, to take in the craftsmanship of the wood, the light filtering through leaded glass, and the sense of welcome that only a true family home can give.

The Lounge beckons where sunlight dances through tall, mullioned windows, illuminating every detail of its elegant plasterwork and ornate ceiling rose. There is a quiet grandeur to this room, softened by its gentle proportions and timeless décor. Imagine the crackle of a winter fire in the carved wooden hearth, the scent of pine drifting in from a towering Christmas tree dressed in twinkling lights by the window, laughter and conversation filling the air as family gathers. By day, it is a bright and generous room for everyday living; by night, it becomes the heart of celebration, a space that holds both tradition and memory within its walls.





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Family time

Awash with natural light, the expansive kitchen and breakfast room forms the vibrant heart of Moormead Hill House. Large-format tiled flooring stretches underfoot, cool and practical, while elegant cream cabinetry is crowned with polished black granite, offering both beauty and function. At its centre, the grand island glows softly beneath chandelier light, a natural gathering place for conversation over morning coffee or evening wine.

Against a striking splash of colour, the range cooker sits framed within a stately surround, ready to host family feasts and festive dinners alike. To one side, the dining area extends effortlessly, where exposed brickwork and wide bi-fold doors blur the line between indoors and out. On summer evenings, open the doors wide and let the garden become part of the room, or gather around the long table in wintertime, candles flickering as stories are shared late into the night.

Close at hand, a utility and plant room keep the workings of daily life neatly tucked away, allowing this generous kitchen to remain a place of light, warmth, and togetherness.





Effortless flow

From the heart of the kitchen and dining space, wide bi-fold doors invite you out onto a generous stone terrace where the house and garden meet as one. Sunlight pours across the patio, where comfortable seating provides the perfect spot for morning coffee or evening drinks as the day draws to a close.

Beyond, the broad expanse of lawn stretches out, framed by mature trees that sway gently in the breeze. Here, there is room for summer garden games, for children to roam freely, or for quiet reflection in the dappled shade. Enclosed by tall hedging and established borders, the garden feels both private and generous, a true sanctuary.

To the side, discover a more intimate space: a small orchard and side garden where fruit trees mingle with seasonal planting, adding another layer of charm and utility. This tucked-away corner is a place to wander, to pick an apple in autumn, or simply to enjoy the changing colours of nature throughout the year.



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Heart of the home

Wine, dine, and make merry with family and friends in the welcoming dining room, a space designed for both celebration and tradition. Sunlight streams through tall windows, dancing across polished wood and highlighting the ornate detailing of the cornicing and fireplace. Around the long table, laughter flows as easily as the wine, conversations stretch long into the evening, and every birthday, Christmas, and Sunday lunch finds its perfect stage here.

For more intimate moments, the snug offers a softer retreat. With its deep, comfortable seating and a wood-burning stove nestled within a tiled fireplace, this is a room for quiet evenings,





Soak and sleep

At the end of the day, retreat to the sanctuary of the principal bedroom – a space of elegance and calm. Light pours in through broad, leaded windows, where soft drapes frame views of the gardens beyond.

Polished wooden floors and ornate cornicing add grandeur, while the carved fireplace and chandelier overhead whisper of Edwardian charm. Spacious and serene, this is a room designed not just for rest, but for indulgence – a place to linger on quiet mornings with a book, or to draw the curtains on winter nights, cocooned in warmth and comfort.



Close by, the family bathroom offers the perfect partner in relaxation. Here, a freestanding roll-top bath takes centre stage, painted in a rich plum hue with golden claw feet.

Gleaming brassware and a traditional pedestal basin evoke timeless style, while soft lighting and gentle tones create an atmosphere made for long, luxurious soaks. A space to unwind, refresh and restore, it completes the sense of retreat that defines the upper floor of Moormead Hill House.



Room for all

Across the first and second floors, Moormead Hill House provides six generously proportioned bedrooms, each with its own character and charm, and the majority enjoying ensuite facilities for comfort and privacy.

The principal suite is a sanctuary in every sense — a room of scale and elegance, with ornate plasterwork, polished wooden floors and an original fireplace adding grandeur. Broad windows draw in light and offer leafy views, while the ensuite shower room with steamer, provides the perfect indulgence at the end of the day.

Three further double bedrooms on the first floor each enjoy their own ensuite bathroom, offering comfort and independence for family and guests alike.

On the second floor, the home opens up further with two additional bedrooms, both generous in size and filled with natural light from dormer and skylight windows. These rooms, too, are complemented by a modern shower room, ensuring the upper floor is as practical as it is peaceful.

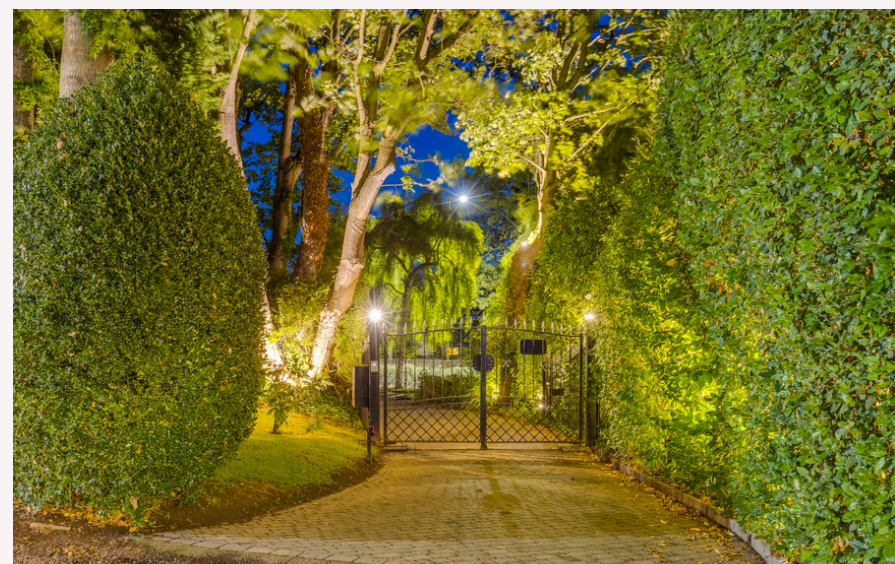
Showcasing the flexibility of the home, the upper floor is currently being used as a study, the perfect haven for remote working or creative pursuits, with views stretching out across the treetops — and a gym space, offering a private retreat for wellness and fitness.

Together, these rooms create not just places to sleep, but restful retreats for every member of the family, balancing Edwardian elegance with modern comfort across two light-filled floors.





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Out and about

Perfectly placed for both convenience and countryside living, Moormead Hill House, whilst offering a sense of seclusion on leafy Offley Road, is just moments from Hitchin's vibrant town centre. Everyday essentials are close at hand, with supermarkets, cafes, and medical facilities nearby, while the bustling high street brims with independent boutiques, artisan bakeries, and a thriving choice of restaurants and bars.

For commuters, connectivity is seamless. Hitchin station provides fast rail links to London King's Cross in under 35 minutes, with easy access also to Cambridge and Peterborough. By car, the A1(M) and M1 are both within striking distance, while London Luton Airport lies a short drive away, making both business and leisure travel effortlessly simple.

Families moving to Hitchin benefit from access to some of Hertfordshire's finest schools, with the town's prestigious secondary options including Hitchin Boys' School and Hitchin Girls' School — both celebrated for their outstanding results, breadth of extracurricular activities, and vibrant community atmosphere. For those seeking independent education, Kingshort School offers an exceptional learning environment, nurturing pupils from early years through to senior levels with a focus on academic excellence and personal development. With these superb institutions close by, Hitchin remains an enduringly popular choice for buyers looking for quality education within a thriving, family-friendly setting.

Surrounded by Hertfordshire's rolling countryside, outdoor adventure is never far away. From country walks across the Chiltern Hills and open fields of Offley, to cycling, horse riding and golf at nearby clubs, the great outdoors beckons at every turn — all while being just a short stroll from the cultural and social buzz of historic Hitchin.



Groceries?

Waitrose is the local supermarket, less than 5 minutes from home.



A walk?

One of our favourite walks is towards Hitchin Blueharts hockey club and through the country side along the River Oughton.



A bite to eat?

Lussmans and the tapas at Los Reyes are our recommended places



A pub?

The Highlander at the bottom of the hill does great food For a traditional old pub, The Coopers Arms in Tilehouse Street dates back to the late 1800's - great friendly atmosphere



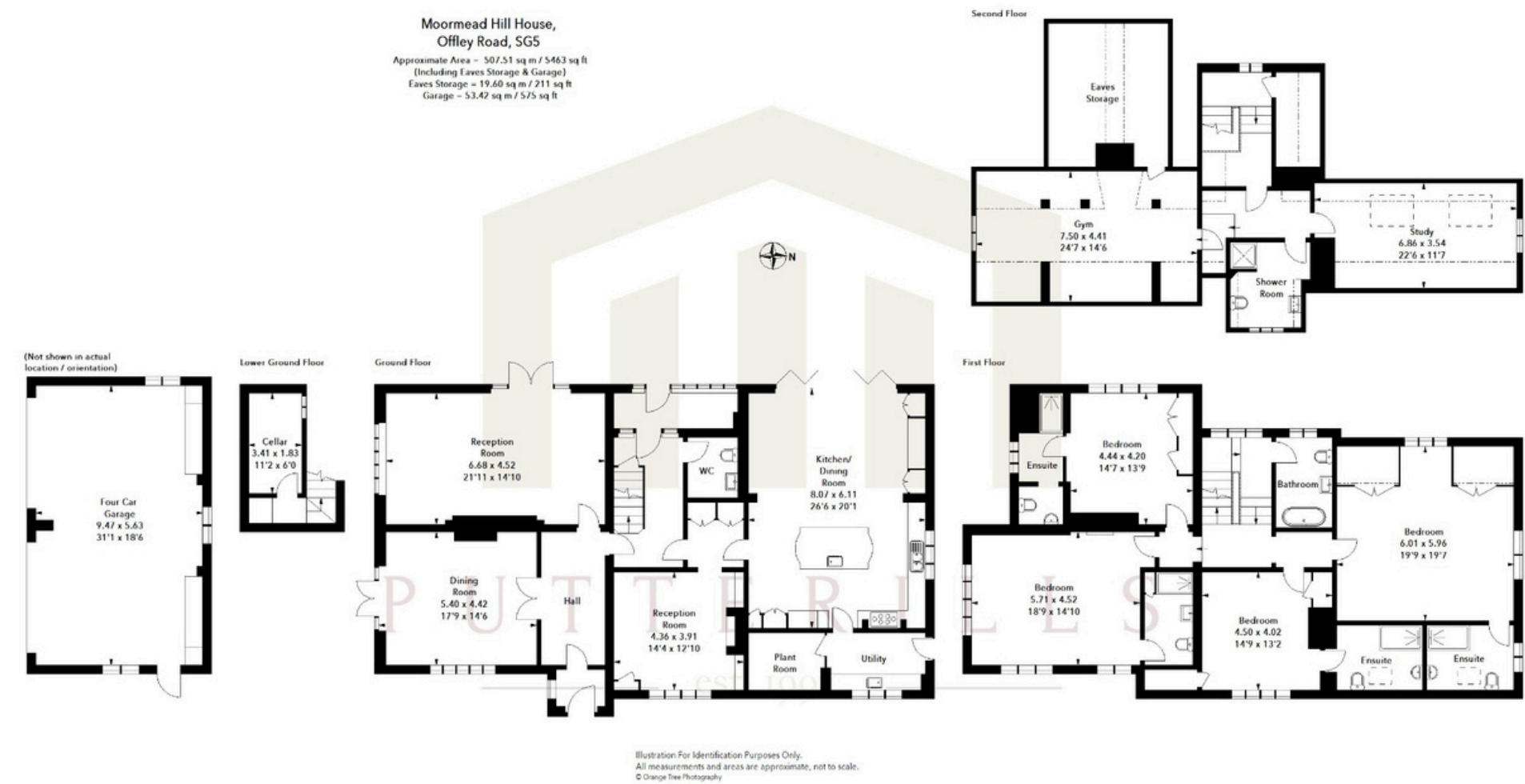
A day out ?

Hitchin Town has a busy calendar of events during the year including a music festival at the Priory, food festivals and the market.



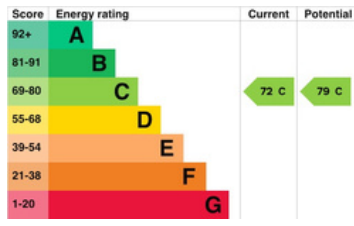
Schools?

Hitchin Boys' School and Hitchin Girls' School



- Grand Edwardian Residence on Private Gated Road
- 5463 square feet, inclusive of eaves storage and four car garage
- Spacious kitchen/diner/breakfast room
- Three spacious reception rooms including formal lounge and dining room
- Six large bedrooms four with en suite bathrooms and family bathroom blending charm with modern comfort
- Private, landscaped grounds creating a vibrant outdoor haven
- Four car garage with water & power
- Secluded yet superbly connected, walking distance to Hitchin Town Centre

VIDEO
TOUR



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Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.

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*Moormead Hill
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