



Bancroft, Hitchin, Hertfordshire, SG5 1JW
Offers Over: £1,300,000
Freehold

PROPERTY SUMMARY

A rare opportunity to acquire a chain-free four-bedroom home within an exclusive gated development in the heart of Bancroft, Hitchin. This modern, intelligently designed residence combines luxury finishes with practical living, all set in a secure and highly regarded central location. Arranged over multiple floors and connected by a private integrated lift, the property offers future-proofed accommodation throughout. The ground floor features a spacious reception room and cloakroom, while the heart of the home is a high-spec kitchen-living space with integrated appliances and a hidden wine cellar. Underfloor heating, air/heat exchange ventilation, and a water-softening system enhance everyday comfort. Upstairs, the principal suite includes air conditioning, fitted safe, and generous storage, complemented by two further ensuite bedrooms, a family bathroom, and a versatile fourth bedroom/home office. A balcony snug, boarded loft, oak staircase, alarm system, and gated intercom add further appeal. Externally, the low-maintenance garden provides a private retreat, and the property benefits from three allocated parking spaces, one covered.

4



3



2



















LOCAL AUTHORITY
North Herts

TENURE
Freehold

COUNCIL TAX BAND
E

VIEWINGS
By prior appointment only

Mews Court, SG5

Approximate Area = 187.75 sq m / 2021 sq ft
(Including Store)
Store Area = 3.99 sq m / 43 sq ft

(Not shown in actual
location / orientation)



Wine Cellar

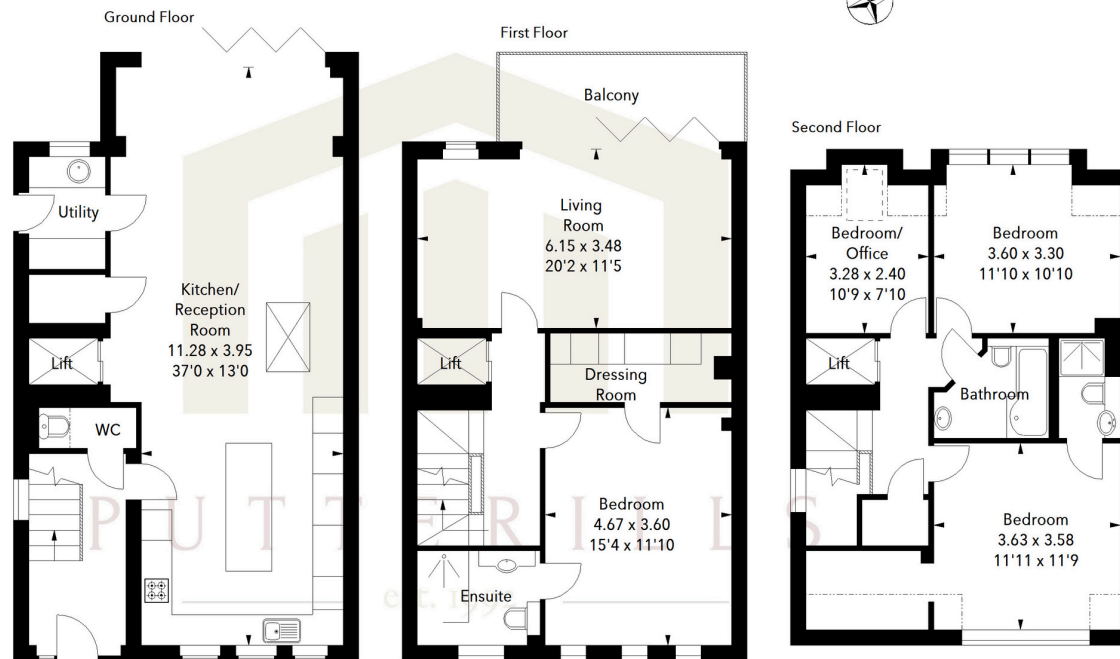
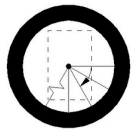


Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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