

3 Chambers Lane • Ickleford • Hitchin • Hertfordshire • SG5 3YA

Guide Price £475,000

Charter Whyman

TOWN & VILLAGE HOMES





FULLY MODERNISED
THREE BEDROOMS
BATHROOM AND CLOAKROOM

THE PROPERTY

An entrance porch leads into a welcoming snug/dining room, complete with a feature fireplace, while the inviting lounge boasts a solid-fuel burner, creating a cosy focal point. To the rear, the stylish contemporary kitchen is designed for modern living, with sleek finishes and bi-fold doors opening directly onto the patio and garden, seamlessly connecting indoor and outdoor entertaining. A convenient ground-floor WC completes the ground-floor accommodation.

Upstairs, two well-proportioned double bedrooms are complemented by a modern, refitted bathroom. The cleverly designed loft conversion provides an impressive third bedroom, adding valuable flexibility for growing families, guests or those working from home, while making excellent use of the available space.

Outside, the generous rear garden extends to approximately 75 feet, offering excellent scope for relaxing, entertaining and family enjoyment. To the front, a gravelled driveway provides convenient off-road parking. Combining stylish interiors, practical accommodation and a desirable village setting, this is a superb opportunity to secure a home with genuine lifestyle appeal.

AGENTS NOTE: We understand that the adjoining property has a right of way along the side and to the rear of Number 3.

THE LOCATION

The cottage is set in the very heart of the popular village of Ickleford, which grew up where the Icknield Way forded a river and is conveniently located on the northern outskirts of the highly regarded market town of Hitchin. The village is attractively set around a series of greens and commons, of which Upper Green is but one, and the cottage is within the Ickleford Conservation Area. The village stores, primary school, parish church, pub and village hall are all close at hand.

Hitchin, together with neighbouring Letchworth Garden City and Baldock, provide a wide range of amenities. All are on the mainline to London Kings Cross or St Pancras with regular services throughout the day, the fastest of which take 33 minutes, 29 minutes and 37 minutes respectively. Cambridge is 32, 26 and 26 minutes away in the other direction. For those travelling by road, the A1(M), A6, M1, A505 and A507 are within easy reach.






NINJA
JUST GRABBING A SNACK




SILENCE









Chambers Lane, SG5

Approximate Area = 94.67 sq m / 1019 sq ft



Ground Floor
Approx. 41.62 sq m / 448 sq ft

First Floor
Approx. 36.51 sq m / 393 sq ft

Second Floor
Approx. 16.54 sq m / 178 sq ft

Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
© Orange Tree Photography

These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Please note that the stated floor area ***may*** include the garage and other areas outside the living space. Whilst we do not doubt the accuracy of the floor plan or any other information provided, we make no guarantee, warranty or representation as to this accuracy or the completeness of these particulars. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction that it is suitable for your requirements.

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Holwell
Bedford Rd
Arlesey New Rd
Wilbury Rd
LOWER GREEN
CADWELL
Icknield Way
Ickleford
Bedford Rd
WESTMILL
WALSWORTH
Cambridge Rd
Oughtonhead Common
Nature Reserve
PURWELL
Google
Map data ©2026 Google


Ickleford Primary School
Glebe House
Boswell Dr
Icknield Cl
Greenfield Ave
Arlesey Rd
Google
Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies

TENURE

FREEHOLD

RESTRICTIVE COVENANTS

A restrictive covenant is a clause in an agreement that restricts, limits, prohibits, or restricts how owners can use a property. These could include: property use (e.g., business and rental use), the number and type of vehicles allowed on the property, fence height and type, removal of trees, paint colours for the front door or garage, installation of satellite dishes and even types of animals allowed at the property. For more information, please ask the agent.

EASEMENTS

Having an easement on your property means that a third party (an individual or a utility company for example) has a right to use your property for a particular purpose. This could be passing by foot or with vehicles over your property, or a right to pass service media for utilities on, over or under your property. An easement could also allow a neighbour to access your property in order to carry out repairs to their own property. For more information, please ask the agent.

CONSTRUCTION

Brick under a tiled roof

SERVICES

Mains water, sewerage, gas and electricity are connected to the property.

EPC RATING

Band - C

BROADBAND SPEED

A choice of provider claiming up to 10,000 Mbps.

MOBILE SIGNAL

Most providers claim up to 5G.

LOCAL AUTHORITY

North Herts District Council
Gernon Road
Letchworth Garden City
Hertfordshire SG6 3BQ

Tel: 01462 474000
www.north-herts.gov.uk

COUNCIL TAX

Band - C

CONSERVATION AREA

The property is not located with in a conservation area

FLOODING

Properties can be at risk of flooding and it is important for you to check if the property has been flooded in the last 5 years, what flood defences are in place and source of any flooding. For more information, please ask the agent.

VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.

Charter Whyman
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