

dragon mews

ST IPPOLYTS





Dragon Mews is an exclusive private development of four 3-bedroom semi-detached homes finished to an outstanding specification by Highwood Developments. These stunning contemporary homes are located in the highly sought-after village of St Ippolyts offering excellent access to Hitchin.

St Ippolyts is a sought-after village less than one mile away from the historic market town of Hitchin, with easy access to the surrounding beautiful countryside, and villages such as Preston, Whitwell, Codicote and, further south, to Welwyn.

Mentioned in the Sunday Times top places to live, Hitchin is just a few minutes drive away - a highly desirable market town in North Hertfordshire, full of character and charm. It provides extensive shopping and recreational facilities, together with excellent schooling.

The town boasts picturesque medieval and Georgian buildings and, over recent years, has developed its own exciting and vibrant modern cafe culture, with its cobbled streets, beautiful St Marys Church and the River Hiz in the centre. The market square offers an excellent choice of specialist shops and boutiques, a weekly outdoor market and a fantastic range of both chain and independent restaurants, wine bars and cafes.

TRANSPORT LINKS:

RAIL: Hitchin station offers a fast, frequent service to London, Kings Cross and international St Pancras in just 27 minutes. It is also connected to the Thameslink network and Crossrail via Stevenage, giving access to Farringdon, London Bridge, Gatwick Airport and Brighton.

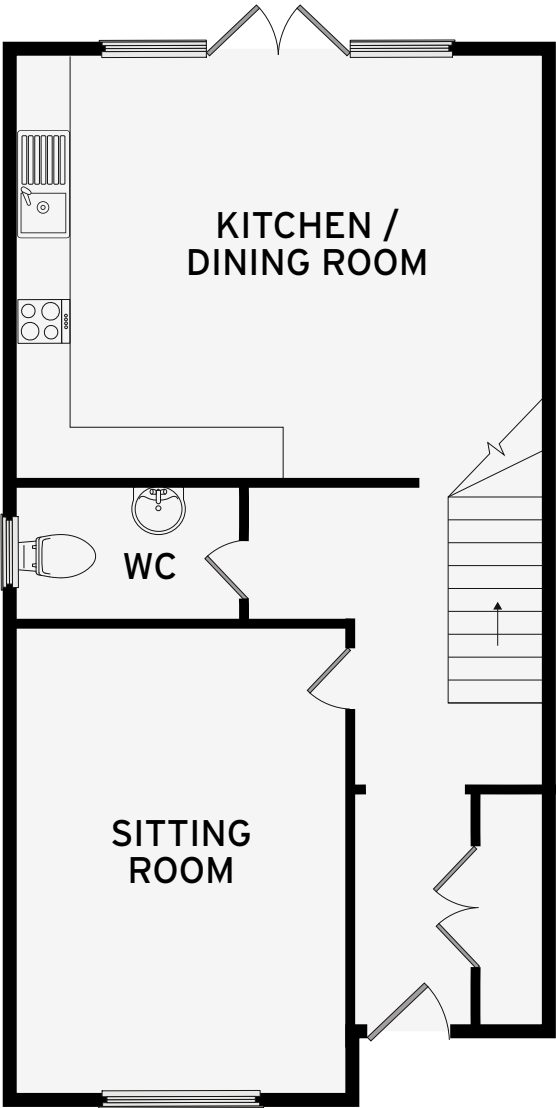
ROAD: Junction 8 of the A1M to London or joining the M25; north to Peterborough, or East to Cambridge. A short drive across country going west gives access to the M1. The beautiful City of Cambridge is a 45-minute journey by road or rail (30 miles).

For those wishing to travel further afield, both Luton (10 miles) and Stansted (32 miles) airports are within easy reach.

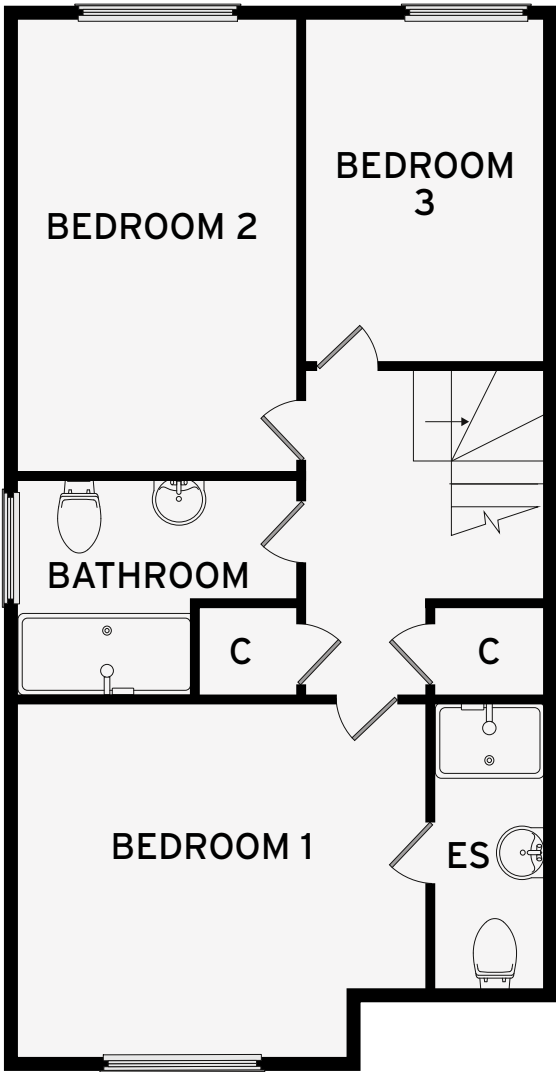




PLOT 1 & 3 (PLOTS 2 & 4 ARE HANDED)



GROUND FLOOR



FIRST FLOOR

MEASUREMENTS

3 BEDROOM HOUSE

Kitchen/Living/Dining Room	13.5' x 16.9' / 4.1m x 5.1m
Sitting Room	14.10' x 10.5' / 4.5m x 3.2m
Bedroom 1	14.10' x 10.5' / 4.5m x 3.9m
Bedroom 2	14.4' x 8.11' / 4.4m x 2.7m
Bedroom 3	10.11' x 7.6' / 3.3m x 2.3m

Total - 1,079sq ft / 99sq m

All floor area measurements are maximum and are shown in metric and imperial. They are for guide purposes only and should not be used for total accuracy, or for fitting carpeting/floor covering purposes. Purchasers or their representatives should contact the selling agent for full details. Kitchen plans are indicative only and are not intended to show the quantity or positions of appliances, base and wall units or worktops. Please ask selling agent for detailed kitchen plans

SPECIFICATION

GENERAL

- TV points to all rooms
- Hard Wired smoke and heat alarms
- Cat 6 cabling
- Loft hatch with storage
- Amtico flooring to ground floor
- Two allocated parking spaces
- Extensive patio area
- Outside tap and power socket
- PIR lights to rear
- 10 year new homes guarantee provided by Checkmate

ENERGY EFFICIENCY:

- Underfloor heating throughout powered by Air Source Heat Pump
- Thermostatic controls in each room
- Double glazed door and windows
- Composite front door
- Provisions for electric vehicle charging

KITCHEN:

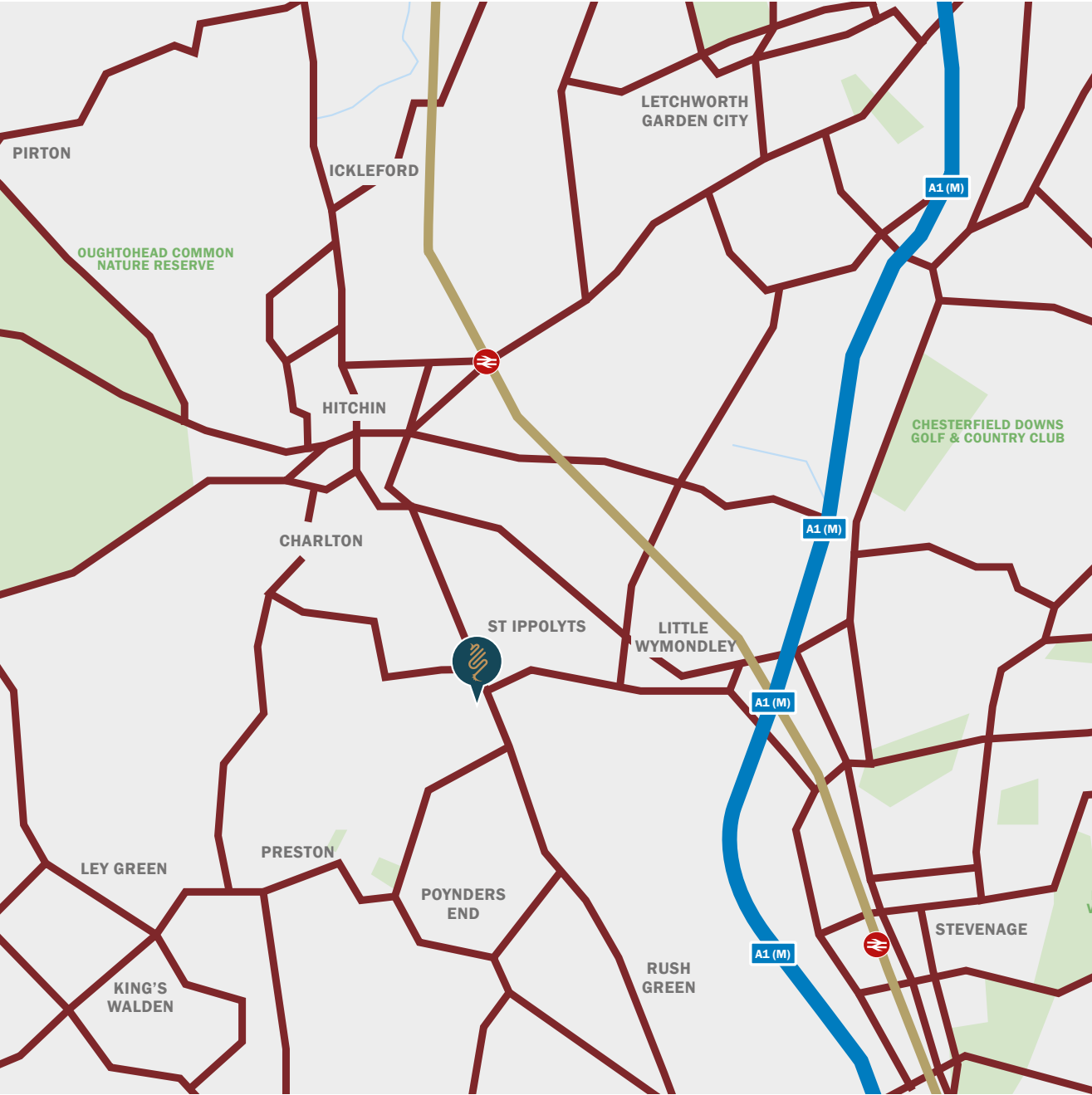
- Contemporary handleless kitchens with composite stone worktops and upstands
- Integrated appliances to include oven, plus combi oven, induction hob, washer dryer, dishwasher, fridge freezer
- Glass extractor fan
- Pelmet lighting

BATHROOM/EN-SUITES:

- Contemporary wall hung suites
- Laufen vanity units
- Mirror with demister and shaver point
- Contemporary taps and rainfall showers
- Full height Porcelanosa tiles in bathrooms and en-suites
- Ceramic tiled floor
- Chrome towel radiators with timer feature
- PIR activated night light



LOCATION



SAT NAV REF: SG4 7NL / WHAT 3 WORD REF: simply.poet.start



TRAIN

Hitchin Train Station.....	2 miles
Finsbury Park	25 mins
<i>(Piccadilly and Victoria)</i>	
Cambridge	32 mins
Kings Cross	41 mins
<i>(Circle, Piccadilly, Hammersmith & City, Northern, Metropolitan and Victoria along with short walk to St Pancras)</i>	

ROADS

A1 Junction 8.....	2.9 miles
M1 Junction 9	16 miles
M25 Junction 23.....	20 miles

AIRPORTS

Luton Airport.....	10.3 miles
Stansted Airport	32.5 miles

NEAREST SCHOOLS

St Ippolyts Church of England Primary School.....	0.7 miles
Wymondley Infant & Junior School	1.7 miles
Hitchin Girls School.....	2 miles
Hitchin Boys School	2.2 miles
Kingshott School	2 miles



ABOUT HIGHWOOD DEVELOPMENTS

Highwood Developments have been involved with the development of high quality homes in London, Hertfordshire and Essex for over 20 years. The combination of great designs and high quality finishes result in the perfect home for you and your family.



For further details please contact sole selling agent
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Artist's perspectives, plans and diagrams used in this brochure are intended to be a general guide to the appearance of the development. Internal images used are of other developments previously sold by Highwood Developments. The measurements are approximate and should not be relied on and should only be used to give guidance. From time to time, it is necessary for us to make architectural changes therefore prospective purchasers should check the latest plans with our sales representative. We reserve the right to vary the specification as and when it may become necessary. Whilst all statements contained in the brochure are believed to be correct, they are not to be regarded as statements or representations of fact and neither the Agent or the Developer guarantee their accuracy. The statements are not intended to form any part of an offer or a contract.





P U T T E R I L L S

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