



Henry Isaac Mews

ST IPPOLYTS



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Brookend Lane, St Ippolyts, Hitchin SG4 7FA

An exclusive collection of seven barn-style new homes
in this sought after village, built by reputable developer, Jarvis Homes.

Anticipated completion: Spring 2025.



HENRY ISAAC MEWS is located at Brookend Lane, St Ippolyts, Hitchin SG4 7FA What 3 Words: tilt.across.shade

TRAIN

Hitchin Train Station	2.3 miles
Cambridge	32 mins
Finsbury Park	25 mins
<i>(Piccadilly and Victoria)</i>	
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	2.5 miles
M1 Junction	14 miles
M25 Junction	20 miles

AIRPORTS

Luton Airport	10.5 miles
Stansted Airport	33 miles

NEAREST SCHOOLS

St Ippolyts Church of England Primary & Junior School	0.2 miles
Hitchin Girls School	1.6 miles
Hitchin Boys School	2.3 miles
Kingshott School	1 mile



Comprising five detached and two semi-detached homes, located in an enviable private cul-de-sac setting, off Brookend Lane, St Ippolyts, adjacent to open countryside and views of the church and paddocks.

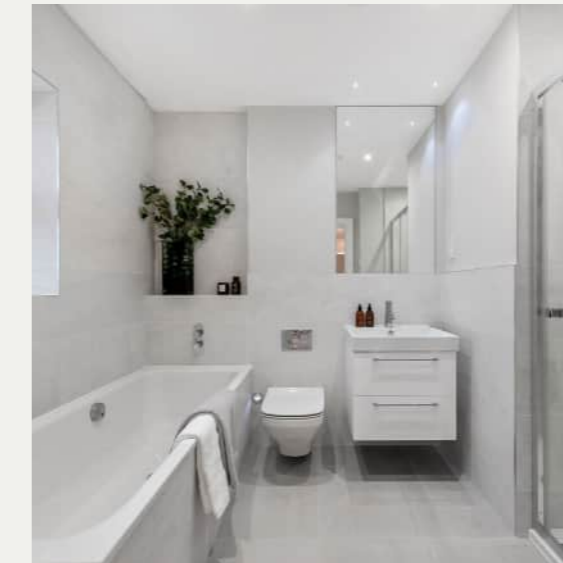


The village of St Ippolyts has good amenities including a convenience store, church, village hall and excellent primary school, and it is a short pleasant walk through to Gosmore's pub, the Bird in Hand. The location is only a couple of miles south of the historic and pretty Hitchin town centre, with its fantastic choice of restaurants, cafes, boutiques and shops. Hitchin boasts a thriving ambience, some beautiful buildings and cobbled streets, a market square with the beautiful St Mary's Church and the River Hiz at its centre.

Hitchin station offers a fast, frequent rail service into both Kings Cross and St Pancras in 30 minutes and Cambridge in 45 minutes; and there are good commuter links via the AIM and M1 within a few minutes' drive. Easy access to Luton, Stansted and Heathrow airports.

All homes will be finished to an outstanding specification, with Siemens integrated appliances and flooring included as standard. Built to the highest standards of energy efficiency, with air source heat pumps, solar PV panels and EV charging points. The properties also benefit from single or double garage and ample parking, with decking to rear gardens and most with southerly aspects.

Each property has versatile living space including open plan kitchen/dining/family room with bifold doors to the rear garden, separate formal lounge, practical utility room and a ground floor bedroom and en-suite, which can equally be used as an additional reception room.



SPECIFICATIONS

GENERAL:

- 3 and 4 bedroom barn-style homes
- Highly energy efficient homes with air source heat pumps, solar PV panels and electric car chargers
- Garage and parking, with EV charge point
- 10 year New Build warranty
- CAT 6 data cabling
- Recessed downlights to hallway, kitchen/family, master bedroom and bathrooms
- High speed Fibre Broadband
- Amtico (or similar) flooring to hallway, kitchen/family, utility and cloakroom
- Cottage white internal doors with chrome ironmongery

KITCHEN / UTILITY ROOM:

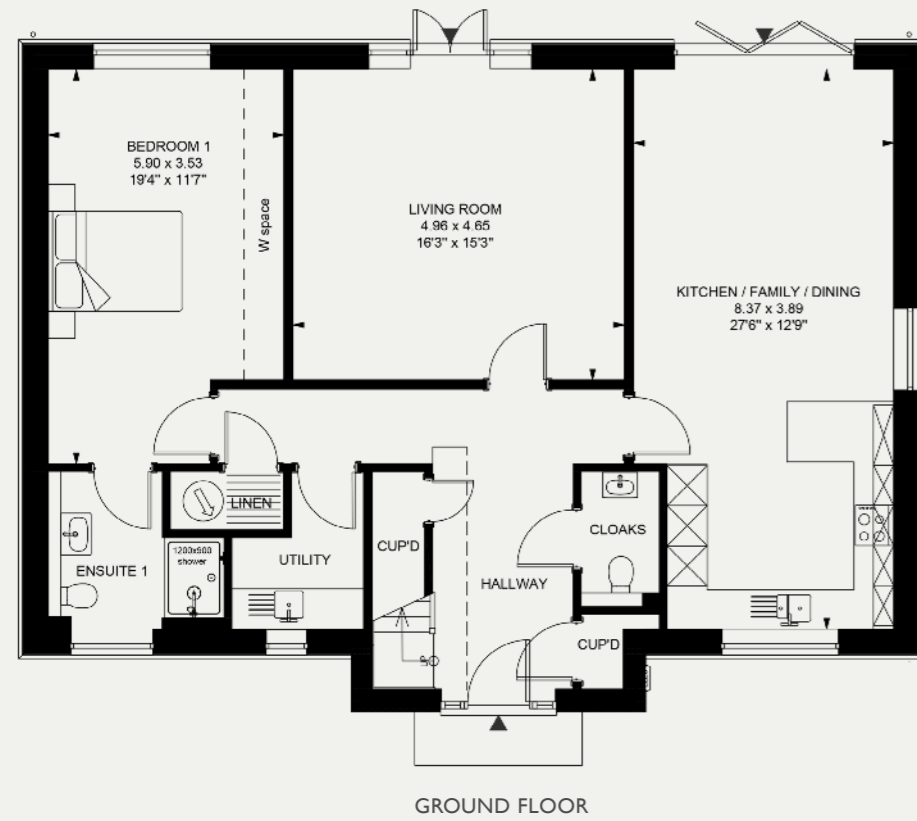
- Contemporary or shaker style fitted kitchens
- 20mm Quartz worktops with upstands
- Siemens appliances
- Induction hob
- Oven and combination oven/microwave
- Quooker hot water tap
- Integrated dishwasher
- Integrated Fridge and Freezer

BATHROOM / EN-SUITES:

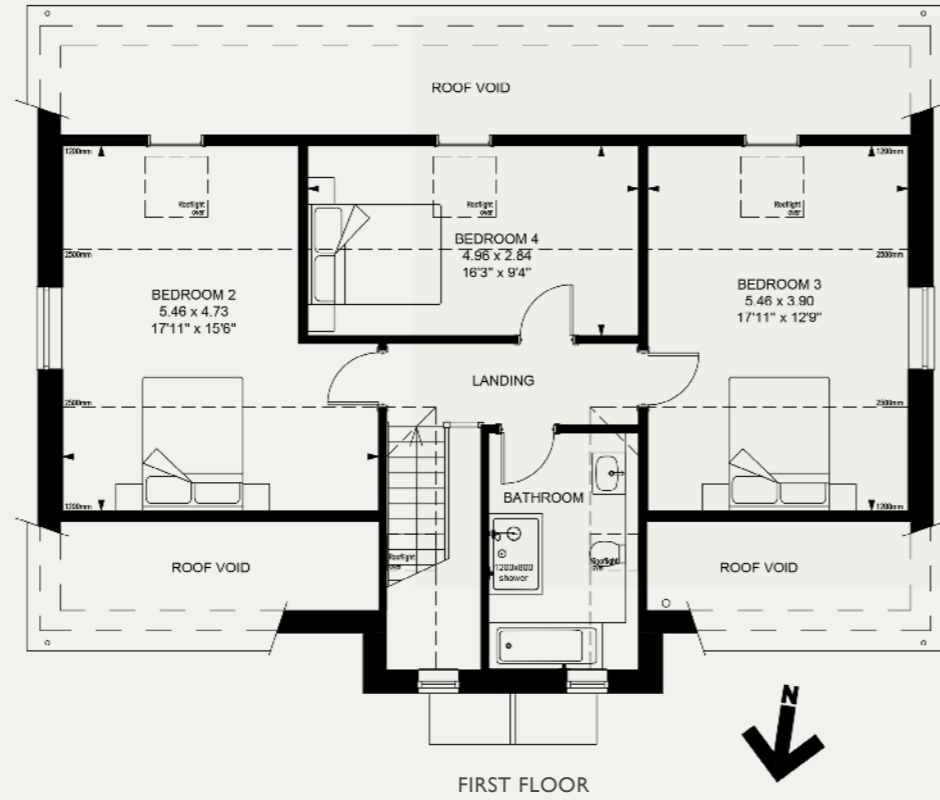
- Contemporary bathrooms
- Wall hung vanity units and WCs
- Porcelanosa wall and floor tiles
- Chrome towel warmers

◀ *Examples of kitchen & bathroom specification used on previous Jarvis developments.*

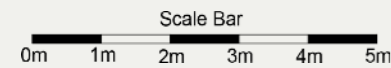
PLOT 1



GROUND FLOOR



FIRST FLOOR



Floor plans are approximate only and may vary. Please speak to a sales advisor for more information.



PLOT 1

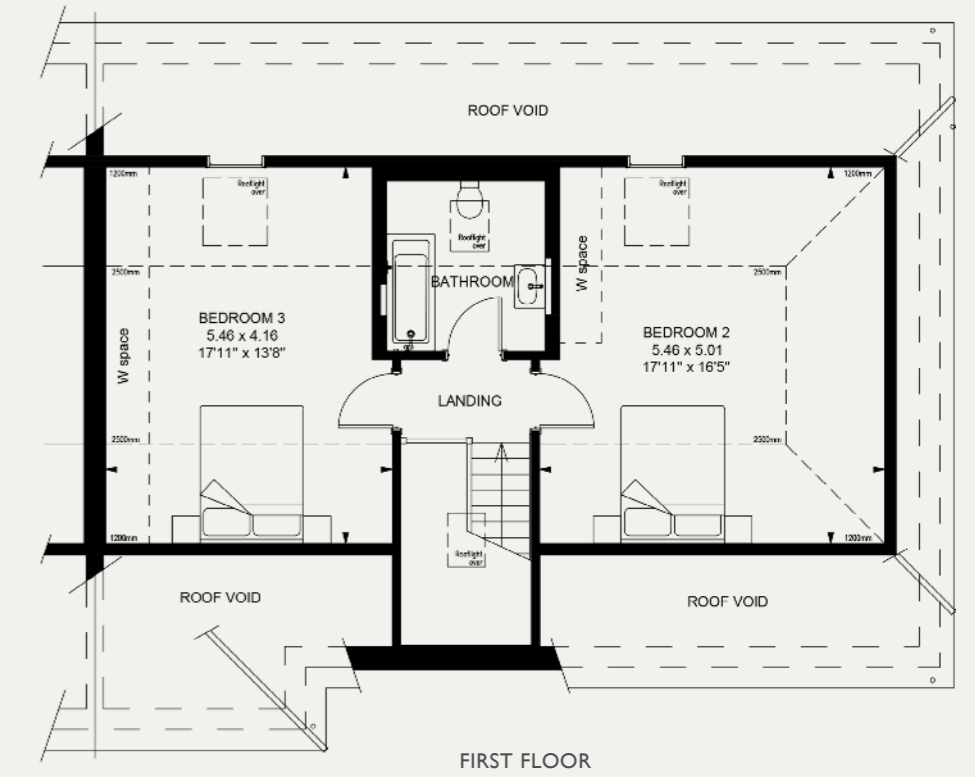
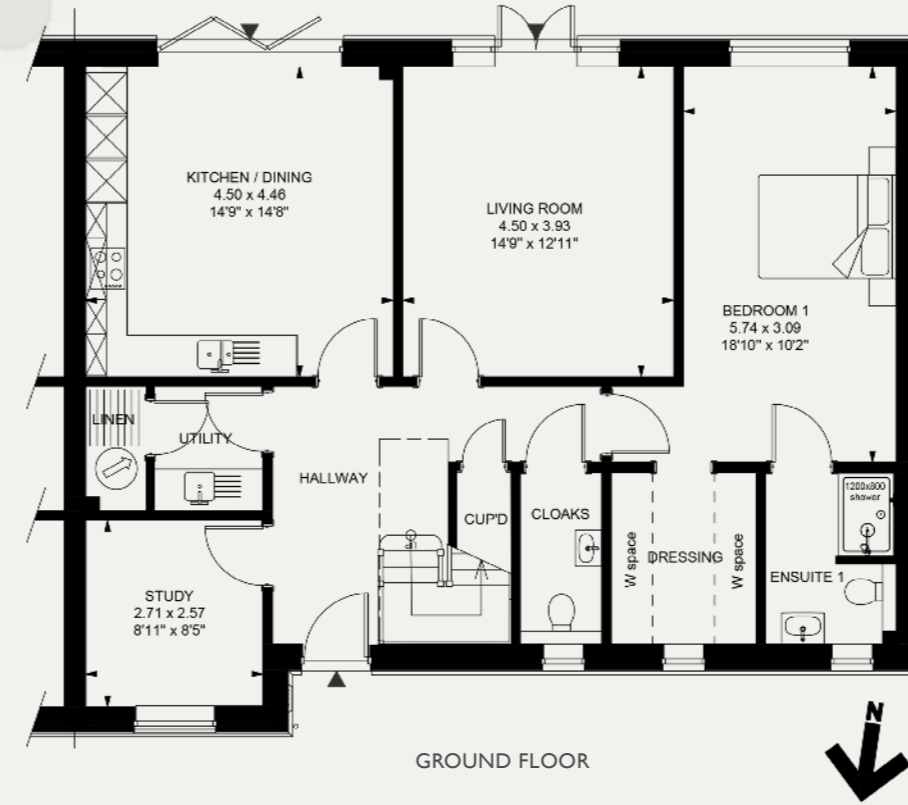
GROUND FLOOR:	FIRST FLOOR:
Hallway	Landing
Bedroom 1	Bedroom 2
Ensuite 1	Bedroom 3
Living Room	Bedroom 4
Cloakroom	Bathroom
Kitchen / Family / Dining	
Utility	
Cupboard	GIA: 187m ² / 2013ft ²



PLOT 2

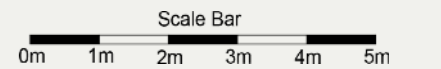
GROUND FLOOR:	FIRST FLOOR:
Hallway	Landing
Bedroom 1	Bedroom 2
Ensuite 1	Bedroom 3
Dressing	Bathroom
Living Room	
Cloakroom	
Kitchen / Dining	
Utility	
Study	
Cupboard	GIA: 165m ² / 1776ft ²

BROOKEND LANE

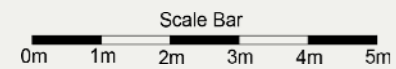
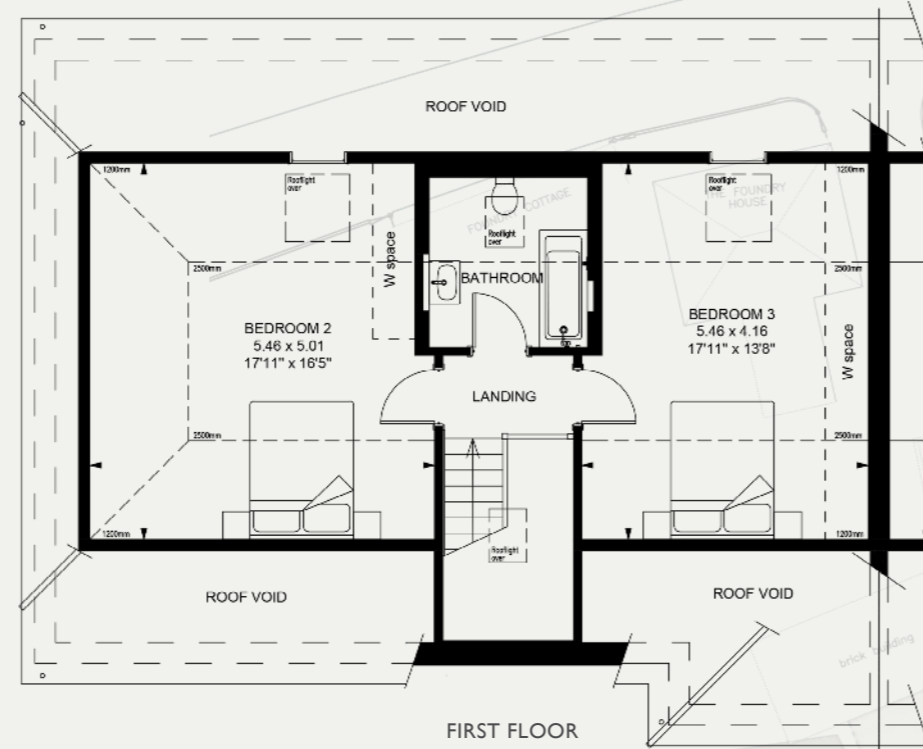
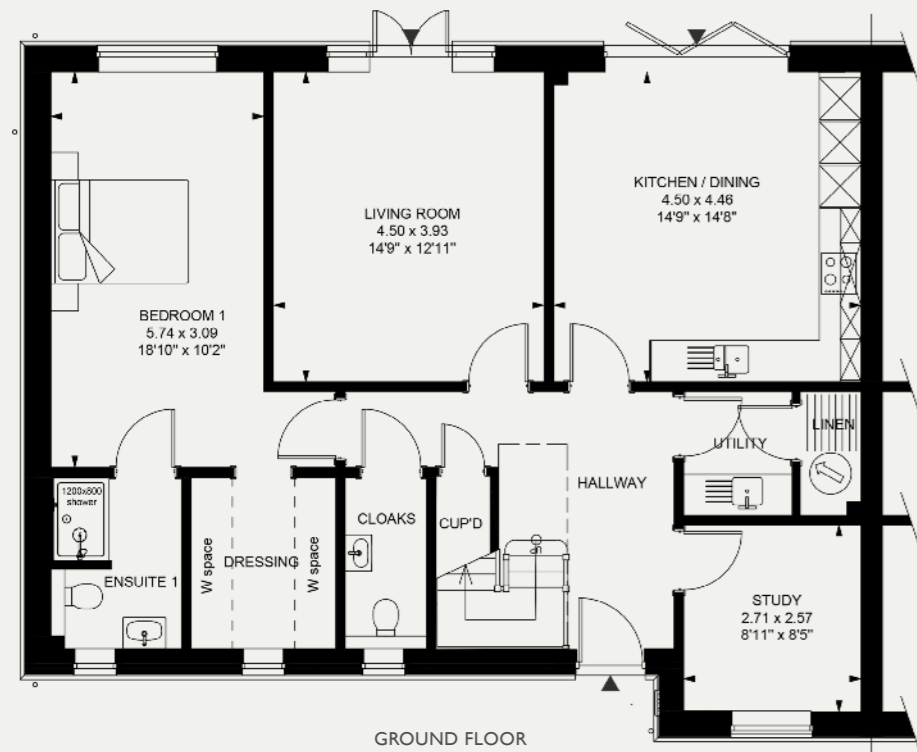


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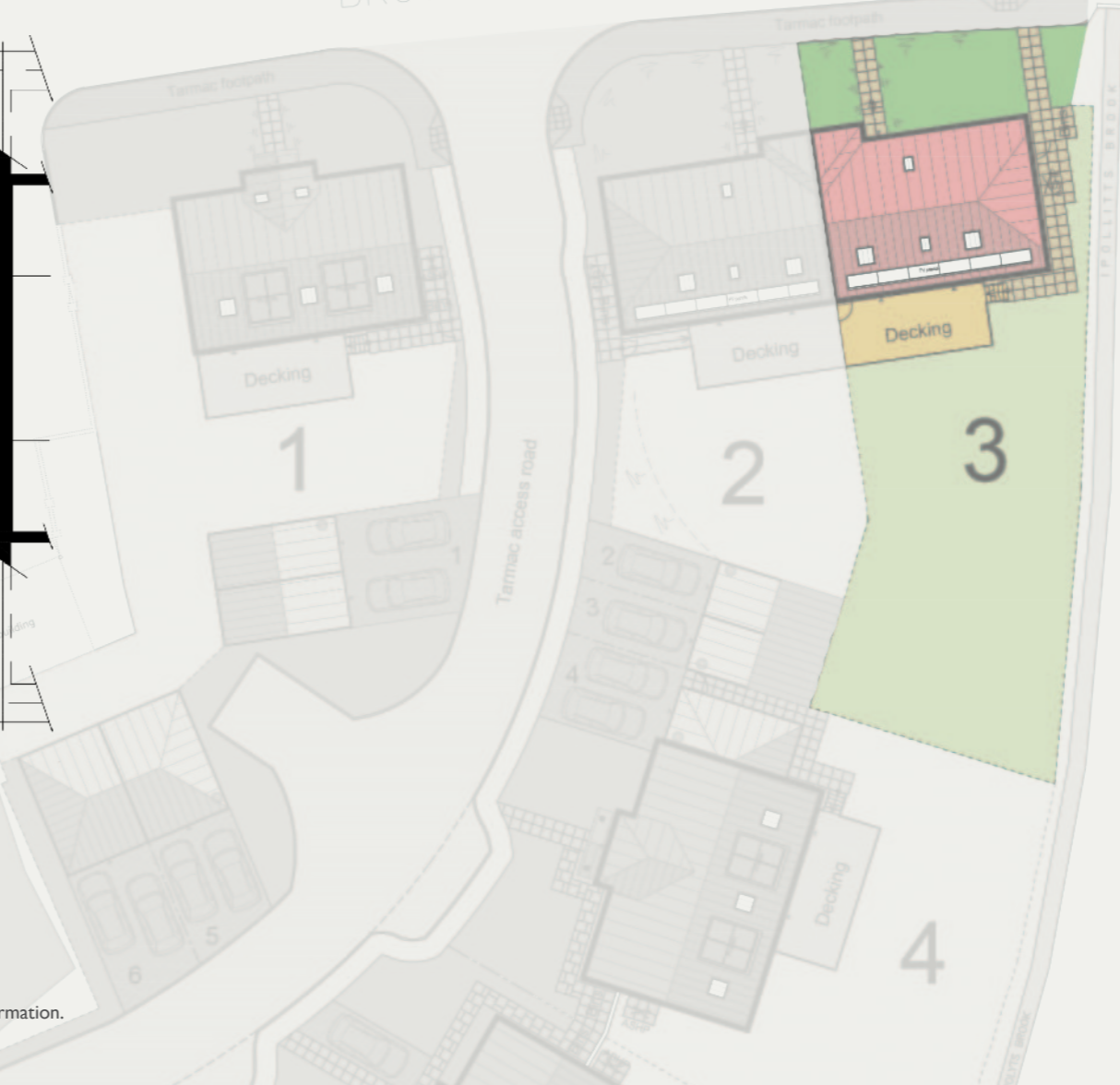


PLOT 3



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BROOKEND LANE



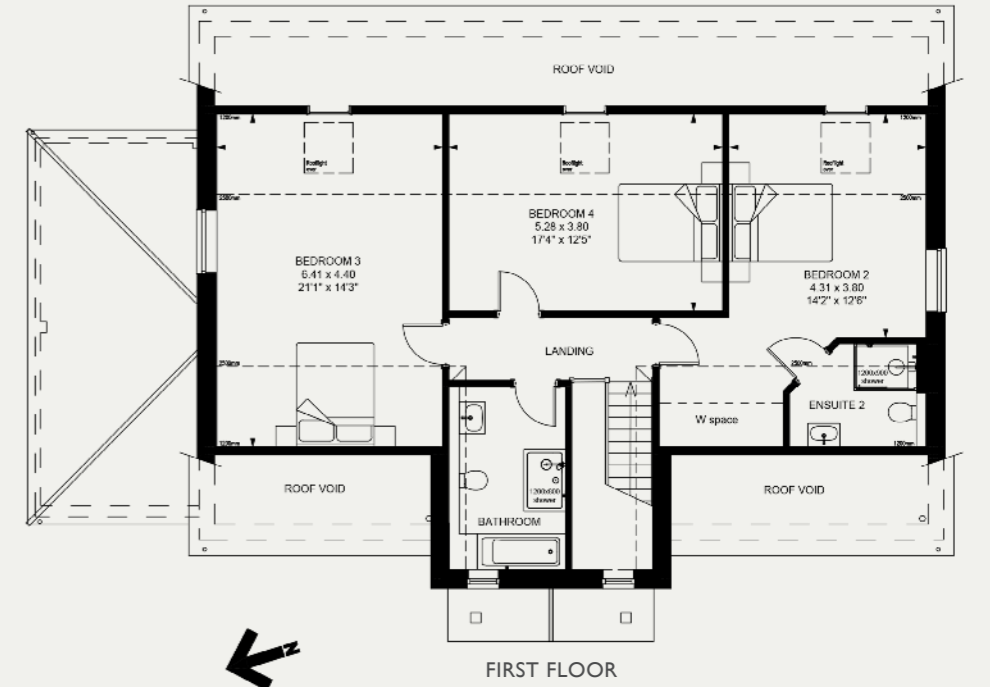
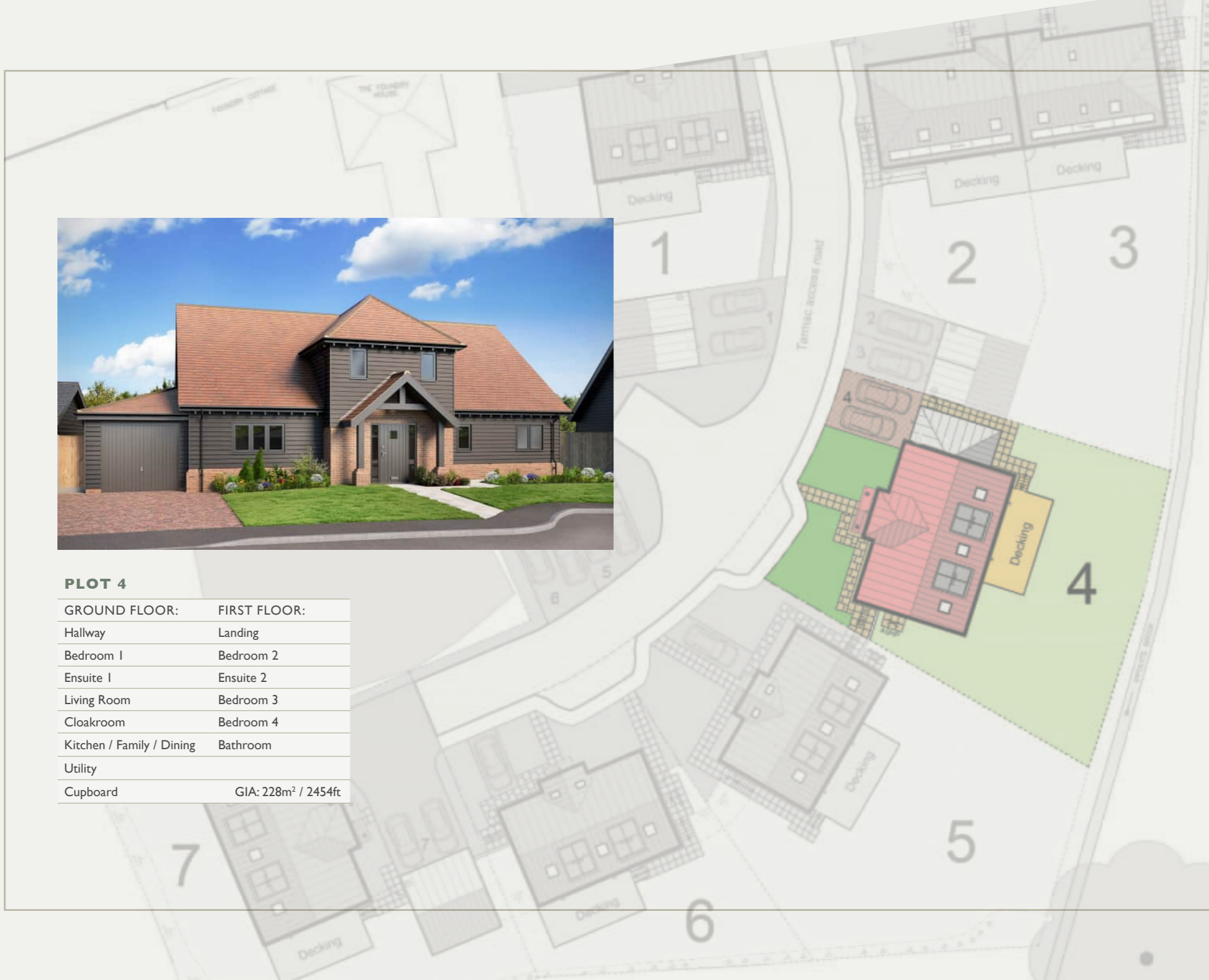
PLOT 3

GROUND FLOOR:	FIRST FLOOR:
Hallway	Landing
Bedroom 1	Bedroom 2
Ensuite 1	Bedroom 3
Dressing	Bathroom
Living Room	
Cloakroom	
Kitchen / Dining	
Utility	
Study	
Cupboard	GIA: 165m ² / 1776ft ²



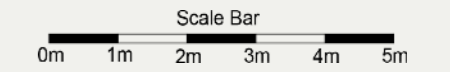
PLOT 4

GROUND FLOOR:	FIRST FLOOR:
Hallway	Landing
Bedroom 1	Bedroom 2
Ensuite 1	Ensuite 2
Living Room	Bedroom 3
Cloakroom	Bedroom 4
Kitchen / Family / Dining	Bathroom
Utility	
Cupboard	GIA: 228m ² / 2454ft

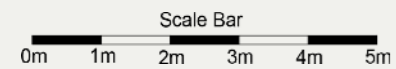
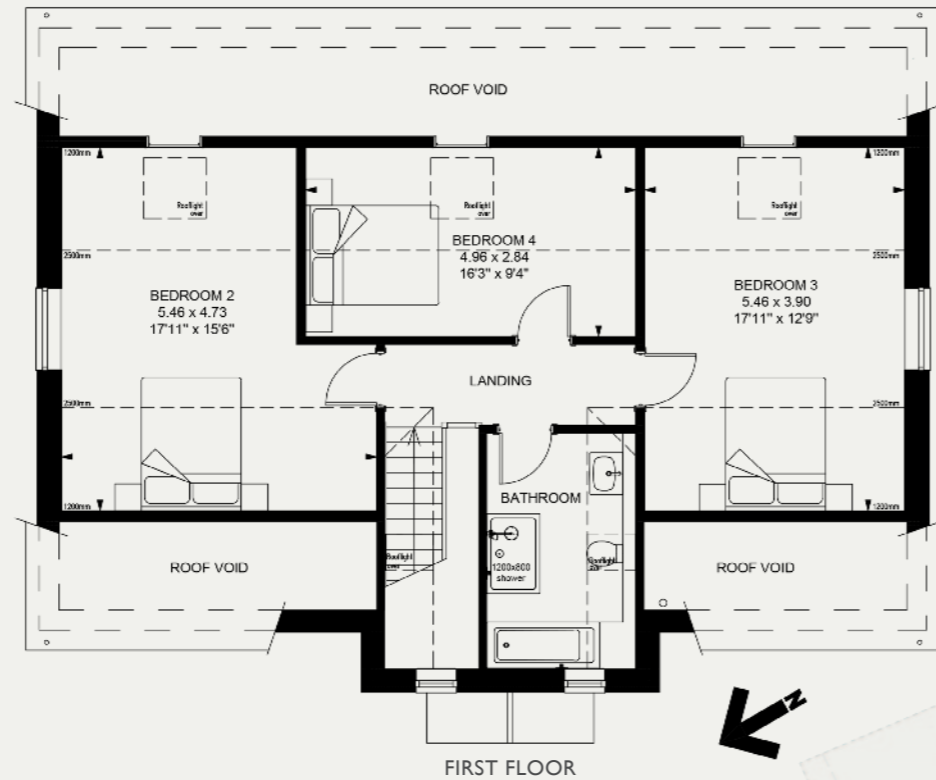
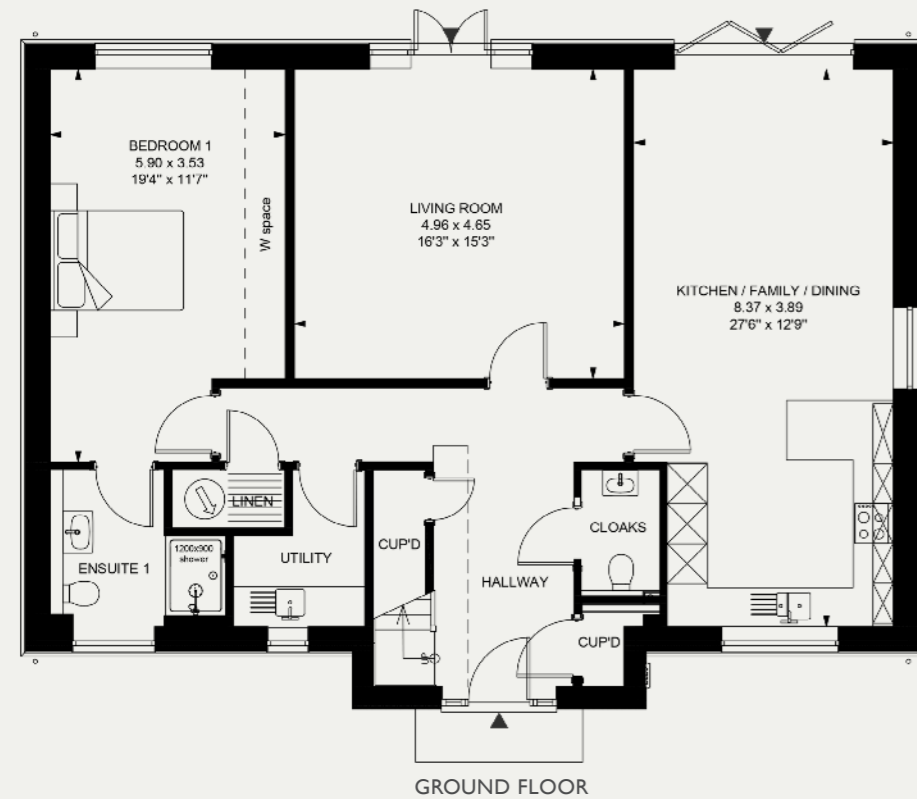


PLOT 4

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PLOT 5

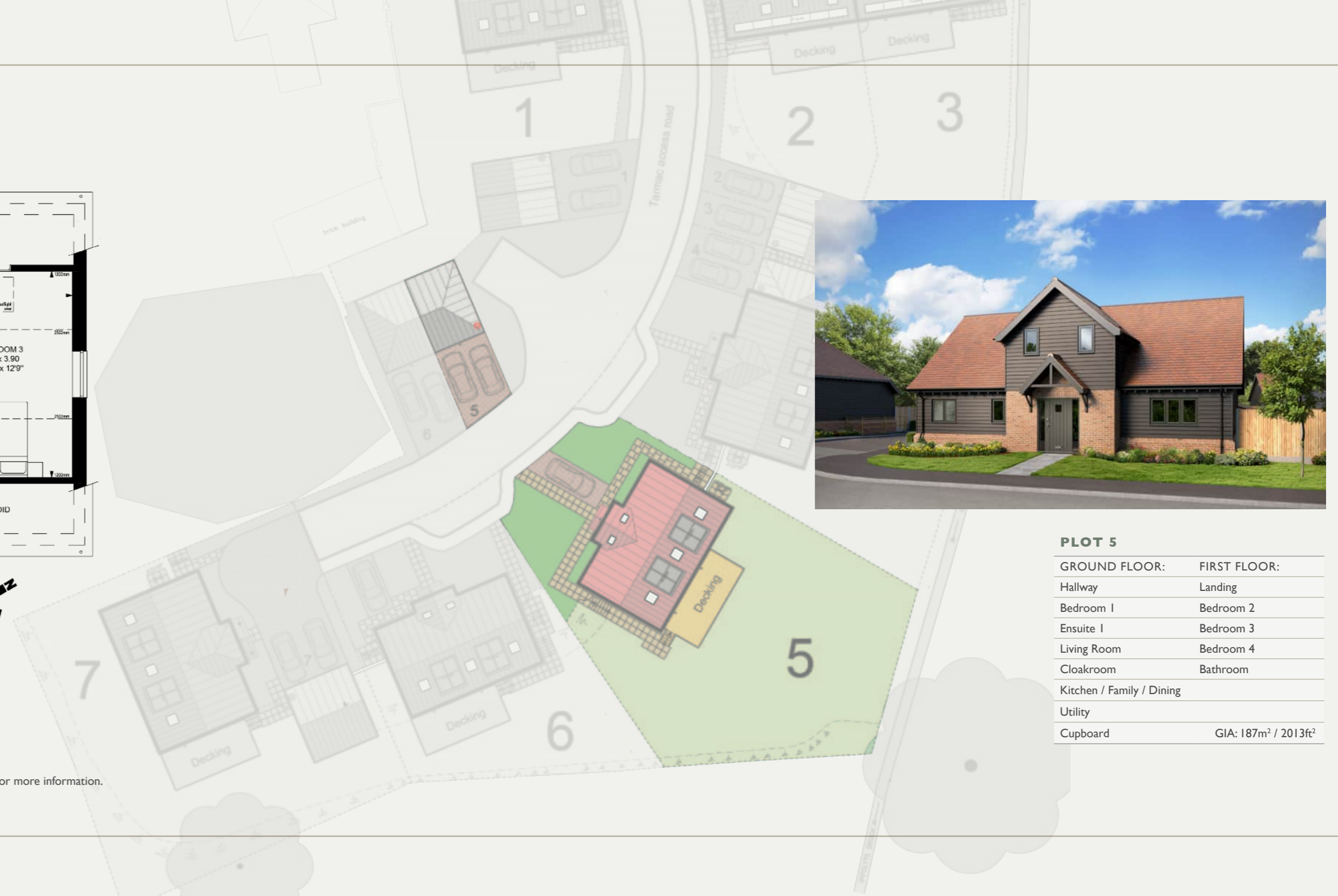


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PLOT 5

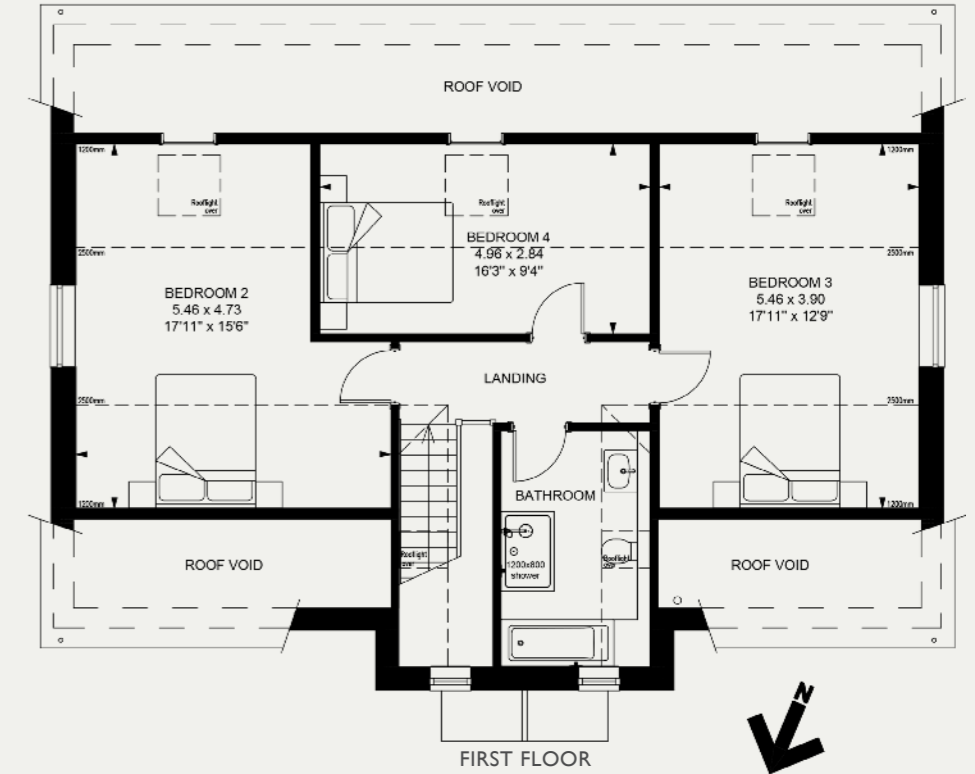
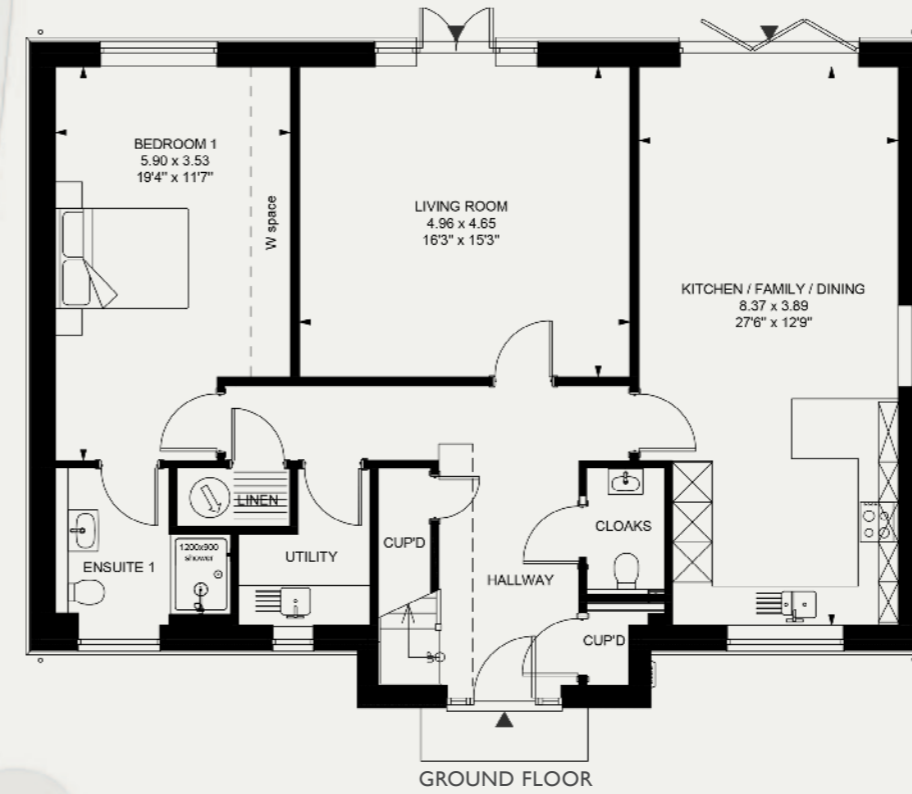
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Cloakroom	Bathroom
Kitchen / Family / Dining	
Utility	
Cupboard	GIA: 187m ² / 2013ft ²



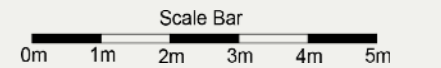


PLOT 6

GROUND FLOOR:	FIRST FLOOR:
Hallway	Landing
Bedroom 1	Bedroom 2
Ensuite 1	Bedroom 3
Living Room	Bedroom 4
Cloakroom	Bathroom
Kitchen / Family / Dining	
Utility	
Cupboard	GIA: 187m ² / 2013ft ²

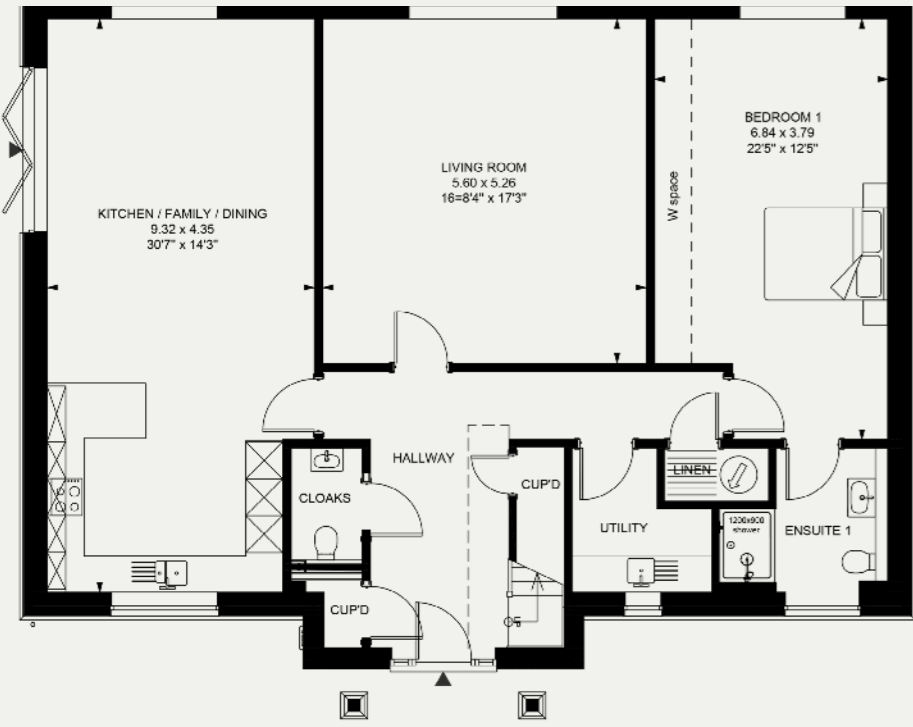


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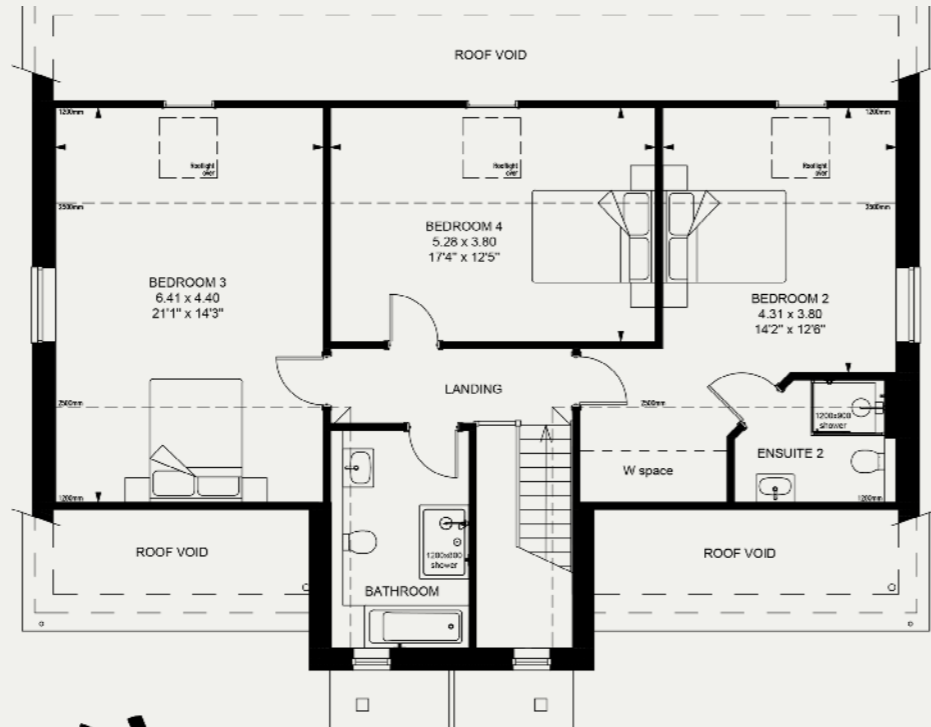


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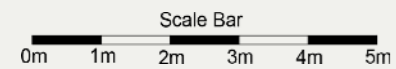
PLOT 7



GROUND FLOOR



FIRST FLOOR



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PLOT 7

GROUND FLOOR:	FIRST FLOOR:
Hallway	Landing
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Kitchen / Family / Dining	Bathroom
Utility	
Cupboard	GIA: 228m ² / 2454ft ²





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ST I P P O L Y T S

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