



Henry Isaac Mews

ST IPPOLYTS



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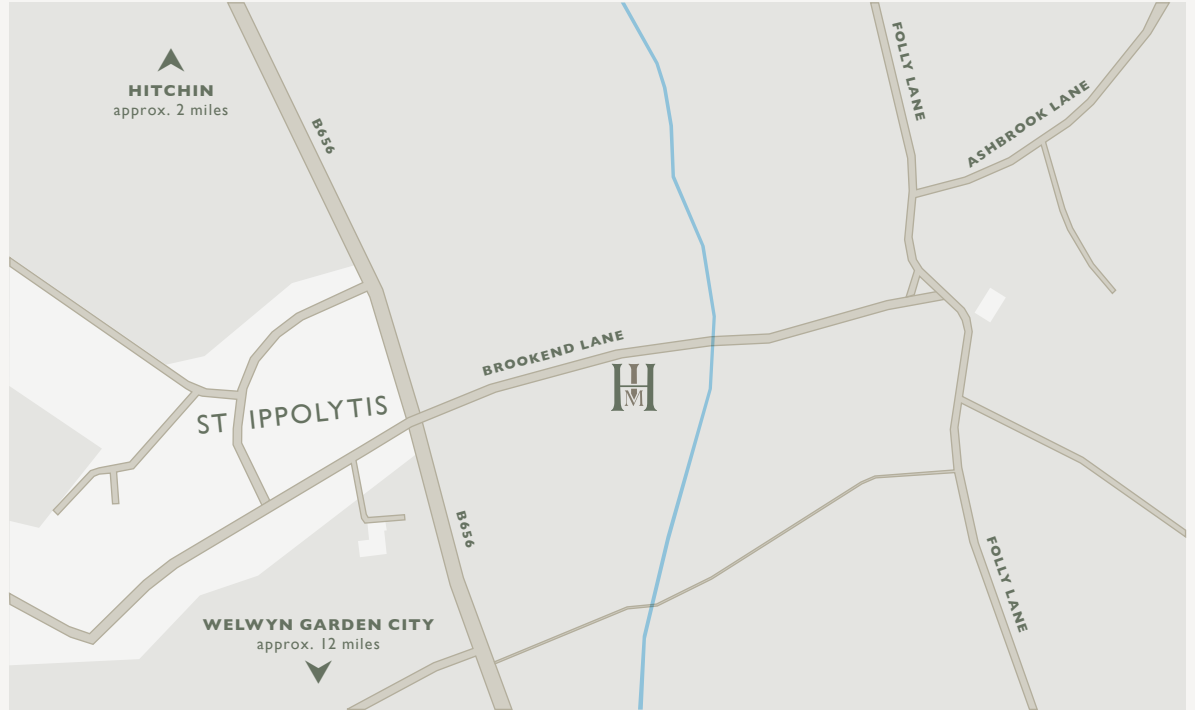
ST IPPOLYTS

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

(Piccaddilly and Victoria)

Kings Cross 41 mins

(Circle, Piccaddilly, Hammersmith & City, Northern, Metropolitan and Victoria along with short walk to St Pancras)

ROADS

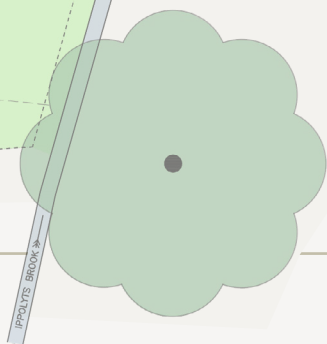
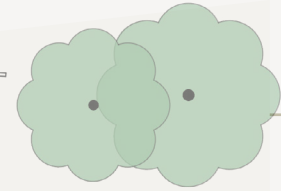
A1 Junction 8 2.5 miles
 M1 Junction 14 miles
 M25 Junction 20 miles

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.*

BROOKEND LANE



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 |

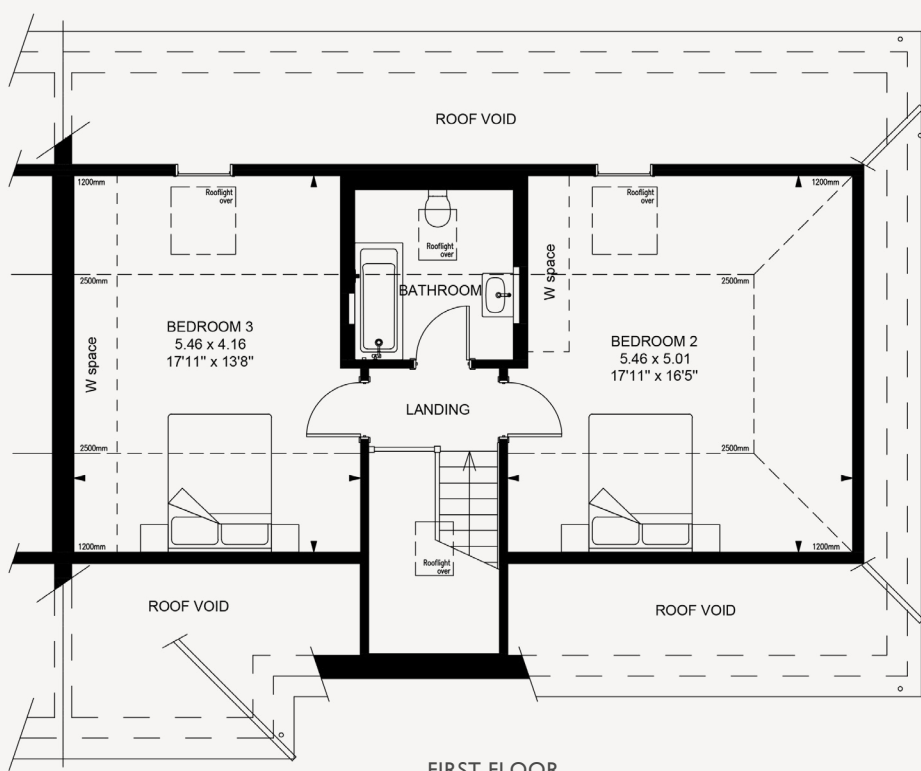
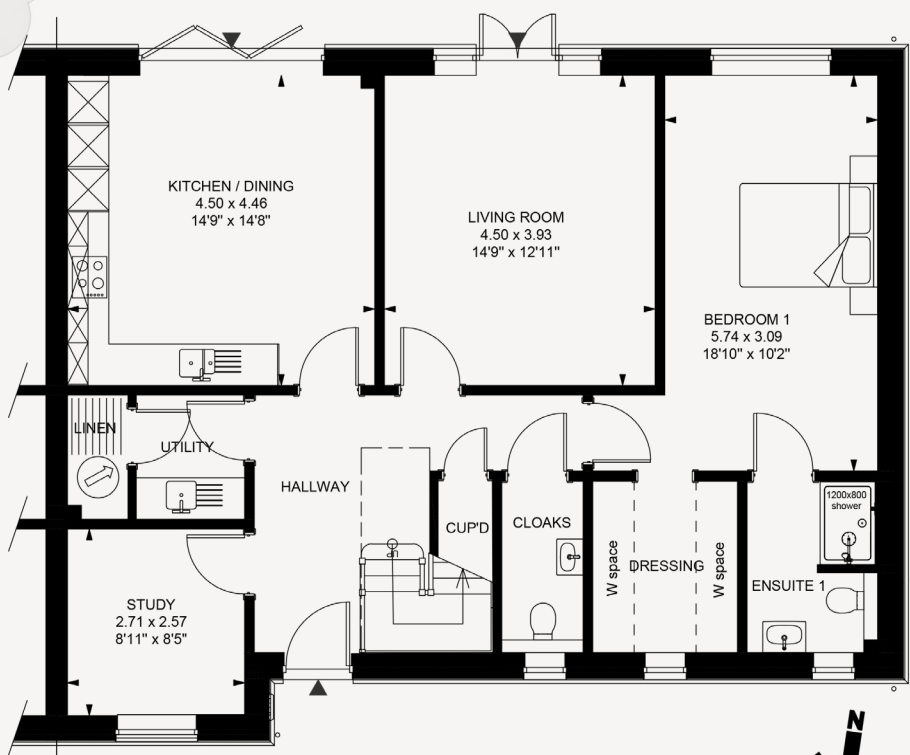


PLOT 2

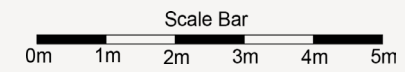
| GROUND FLOOR: | FIRST FLOOR: |
|------------------|--|
| Hallway | Landing |
| Bedroom 1 | Bedroom 2 |
| Ensuite 1 | Bedroom 3 |
| Dressing | Bathroom |
| Living Room | |
| Cloakroom | |
| Kitchen / Dining | |
| Utility | |
| Study | |
| Cupboard | GIA: 165m ² / 1776ft ² |



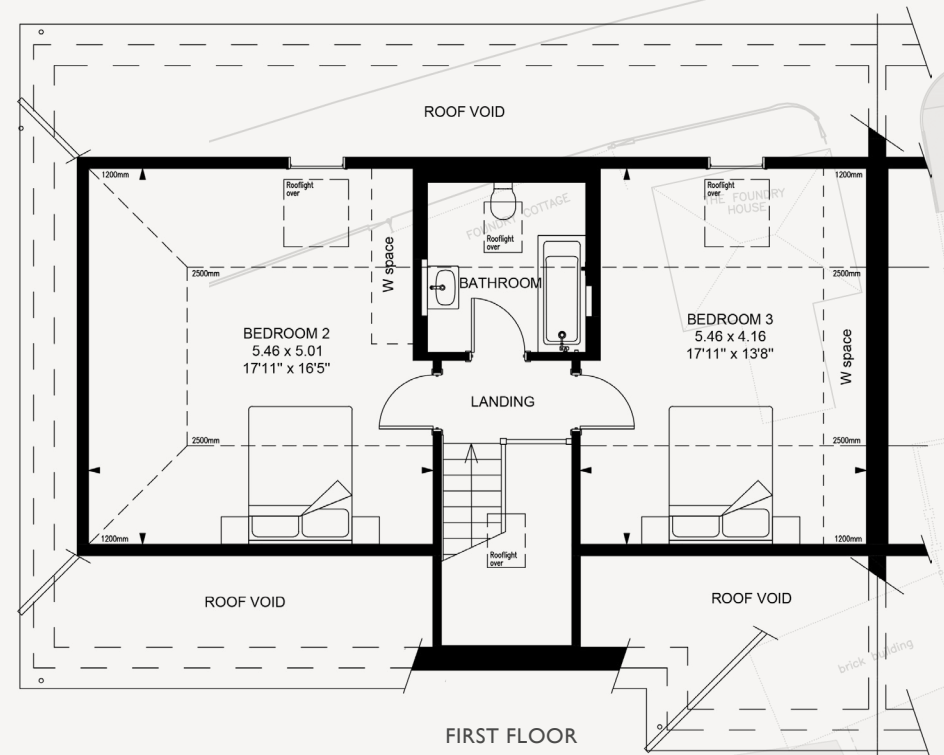
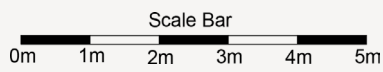
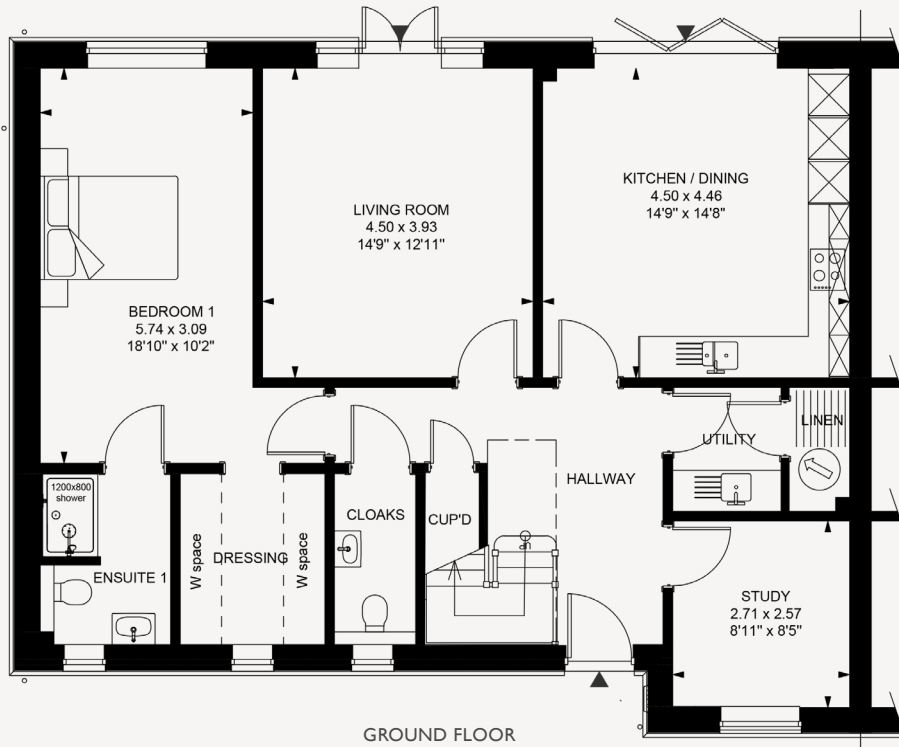
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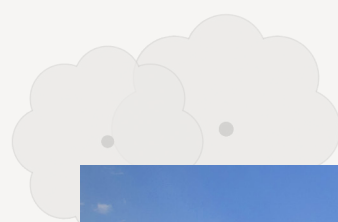
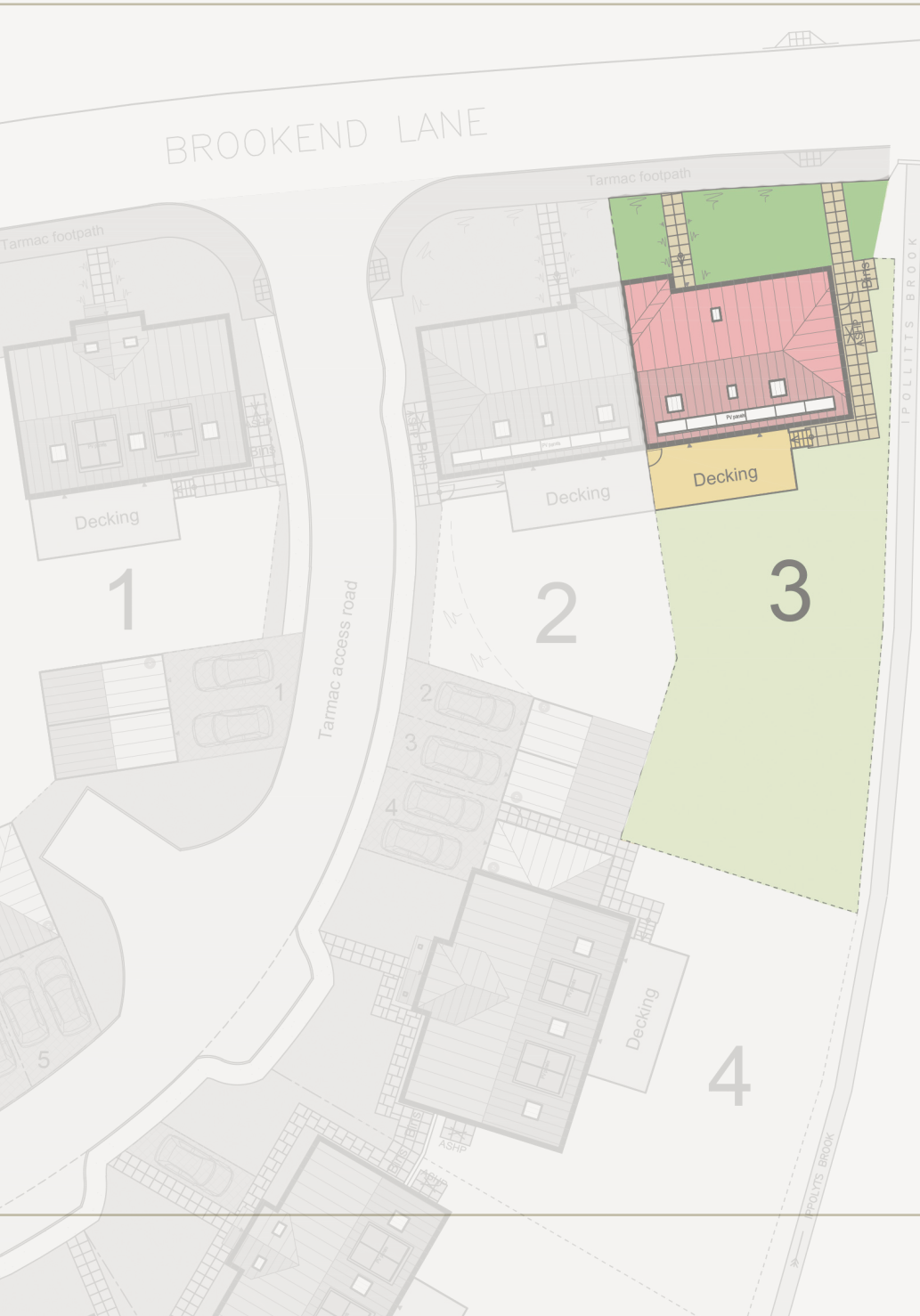
Floor plans are approximate only and may vary. Please speak to a sales advisor for more information.



PLOT 3



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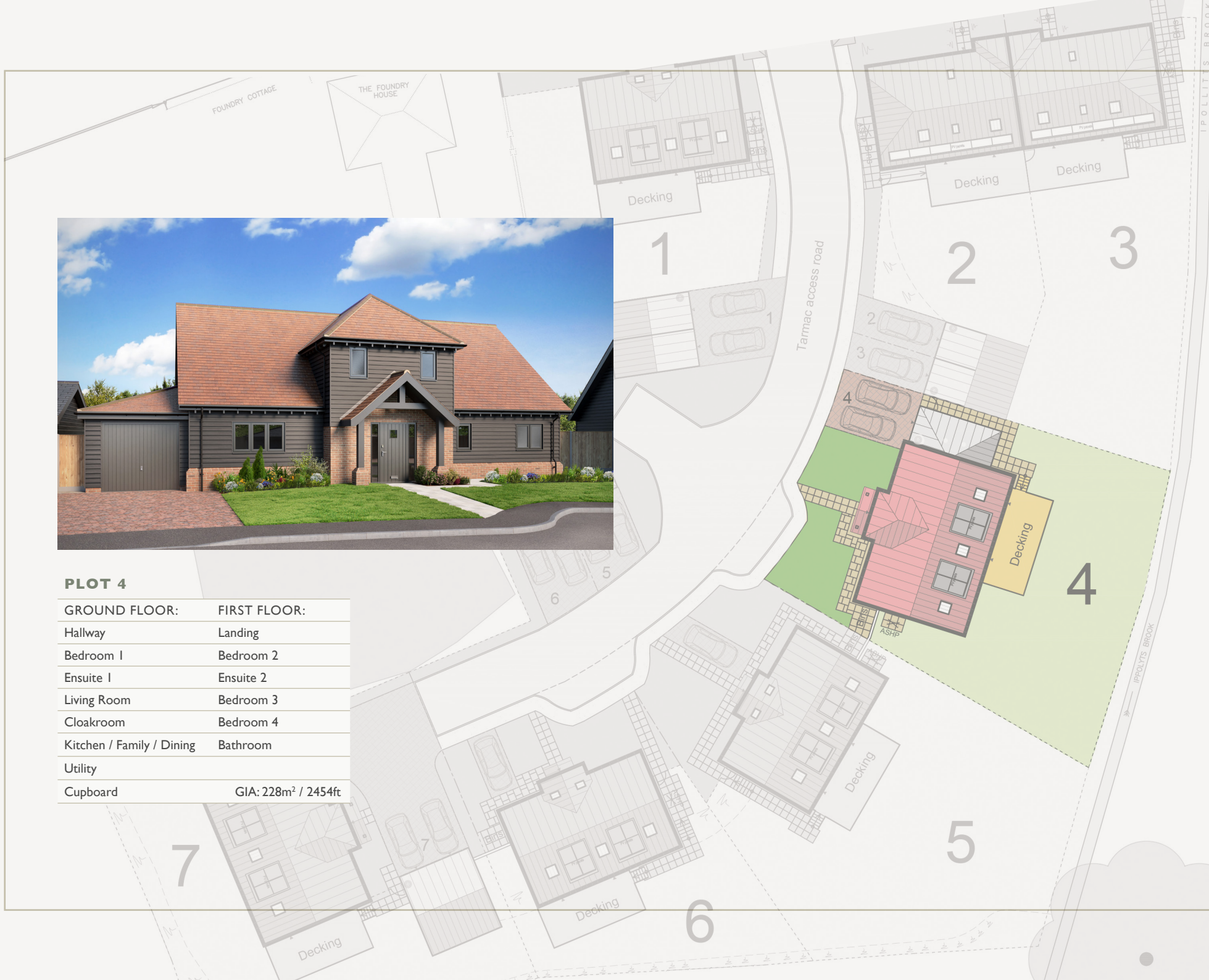
PLOT 3

| 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 |

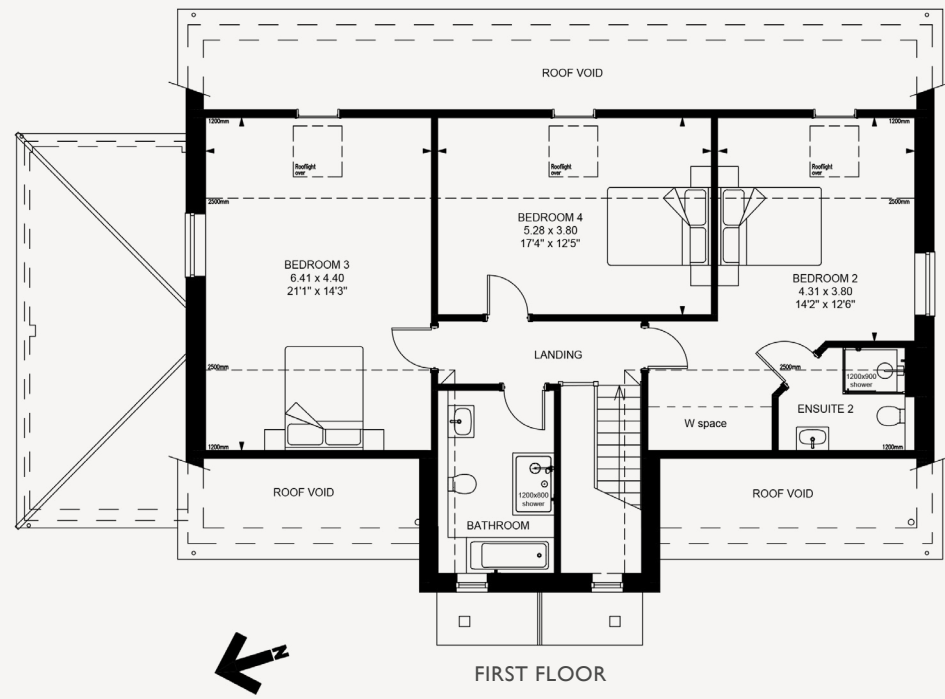
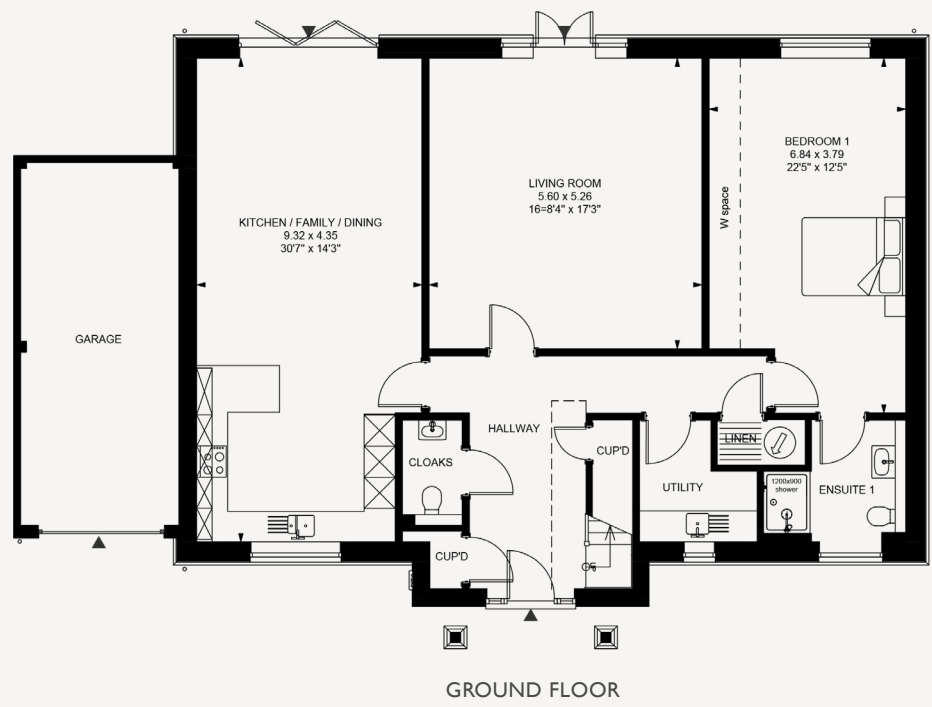


PLOT 4

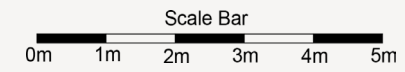
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|---------------------------|---------------------------------|
| Hallway | Landing |
| Bedroom 1 | Bedroom 2 |
| Ensuite 1 | Ensuite 2 |
| Living Room | Bedroom 3 |
| Cloakroom | Bedroom 4 |
| Kitchen / Family / Dining | Bathroom |
| Utility | |
|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



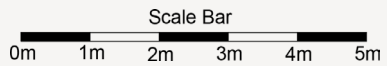
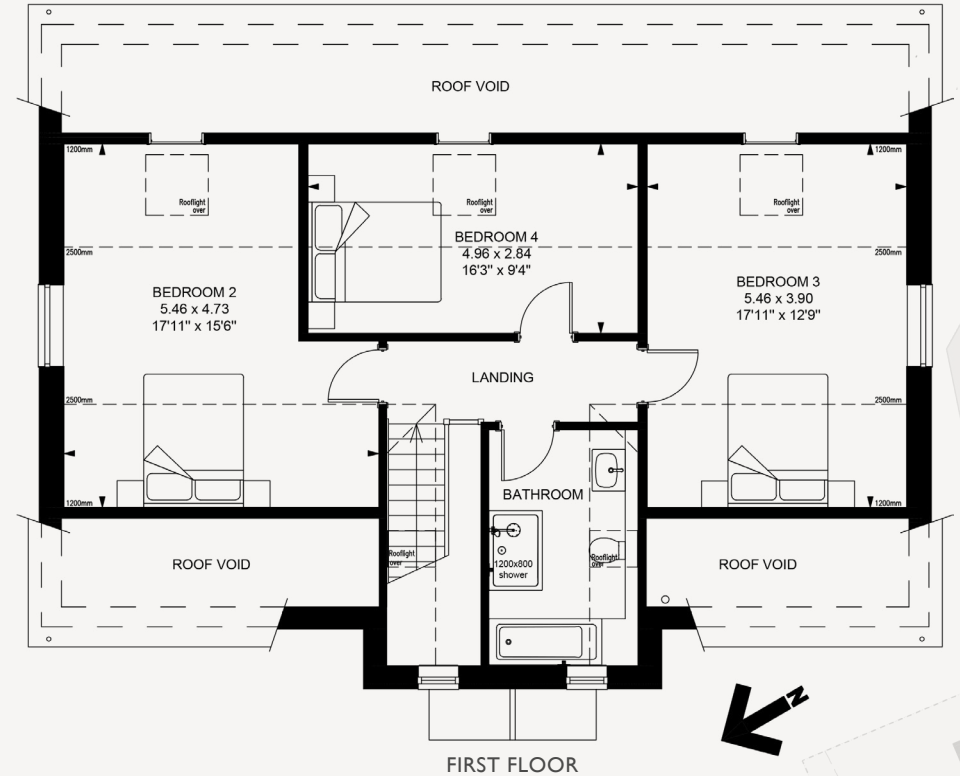
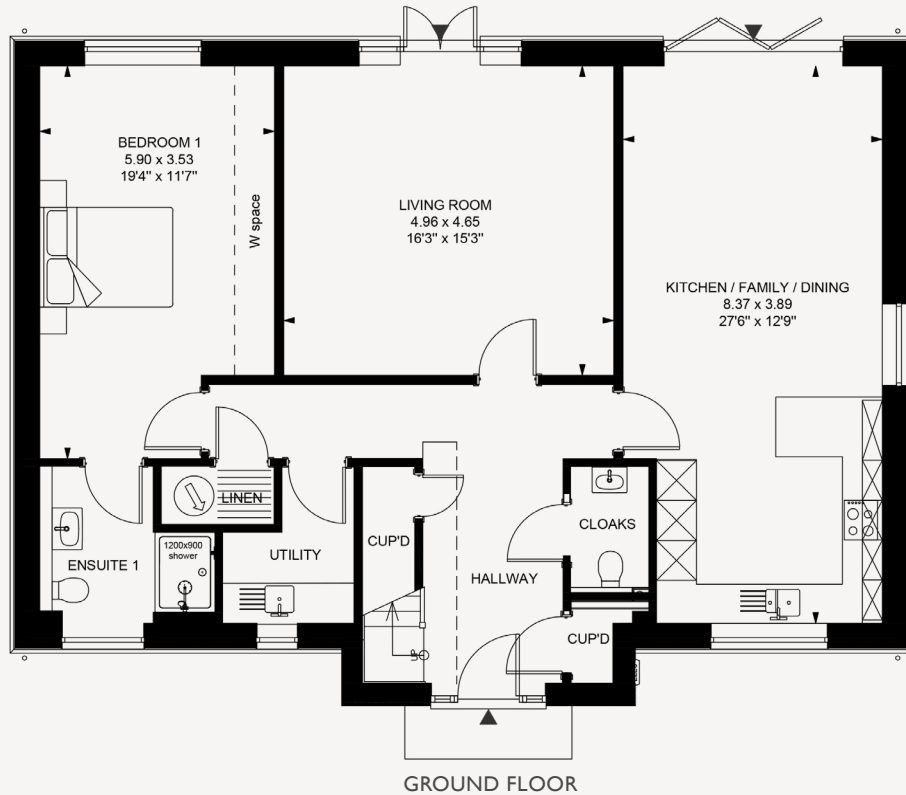
PLOT 4



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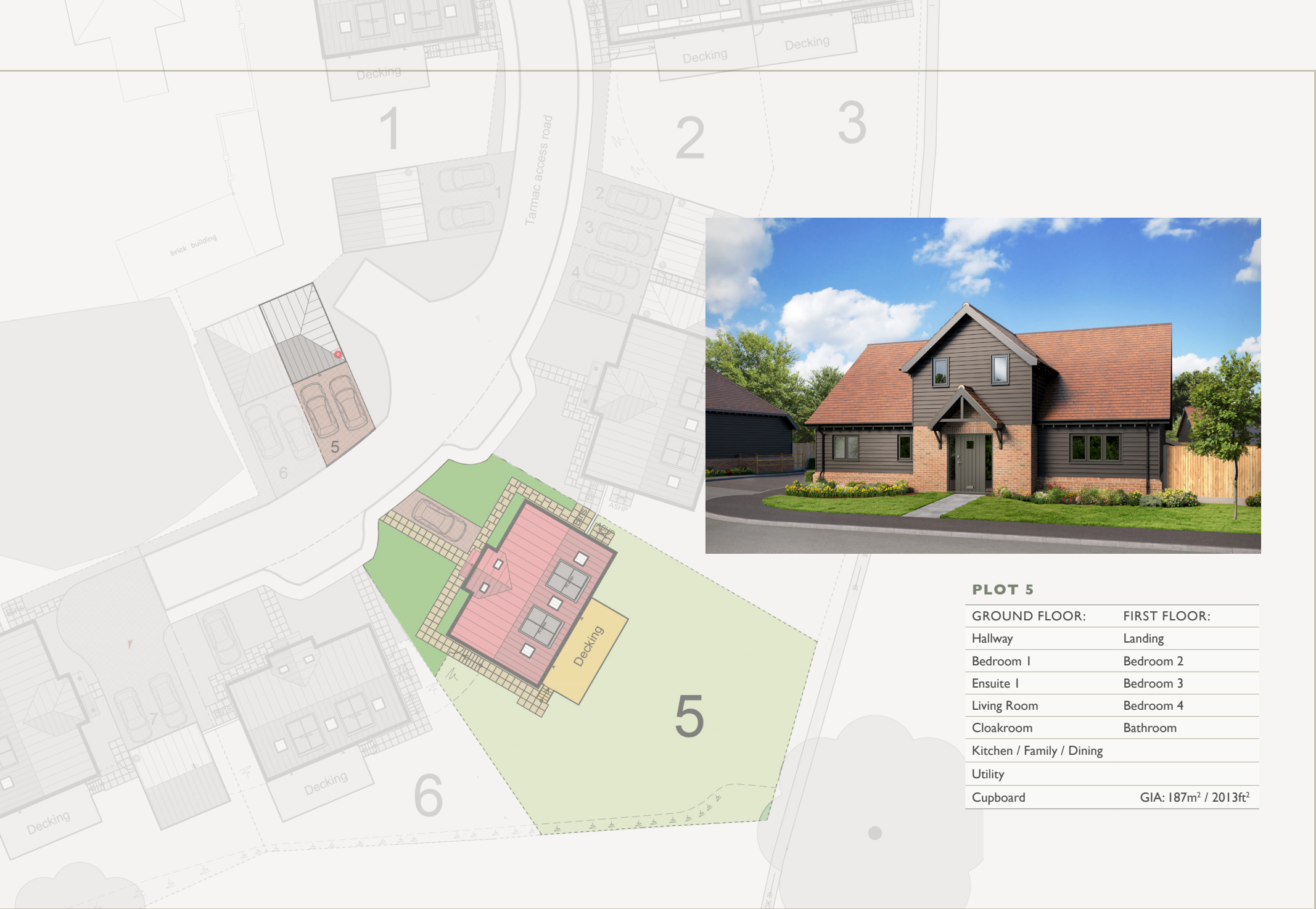


PLOT 5



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PLOT 5

| 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 6

GROUND FLOOR:

Hallway

Bedroom 1

Ensuite 1

Living Room

Cloakroom

Kitchen / Family / Dining

Utility

Cupboard

FIRST FLOOR:

Landing

Bedroom 2

Bedroom 3

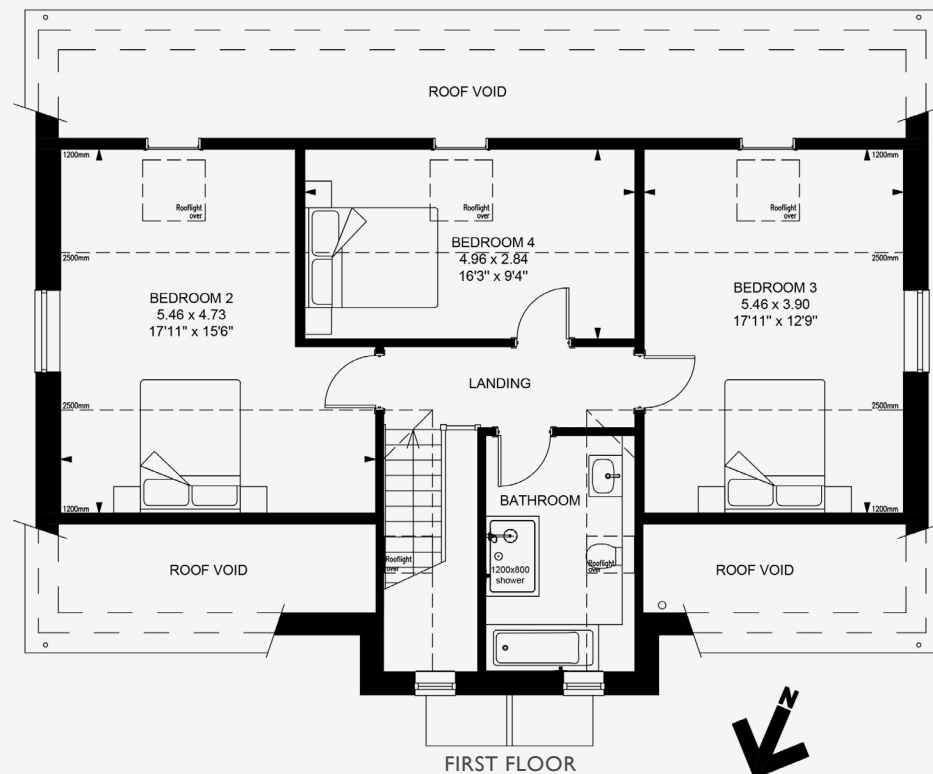
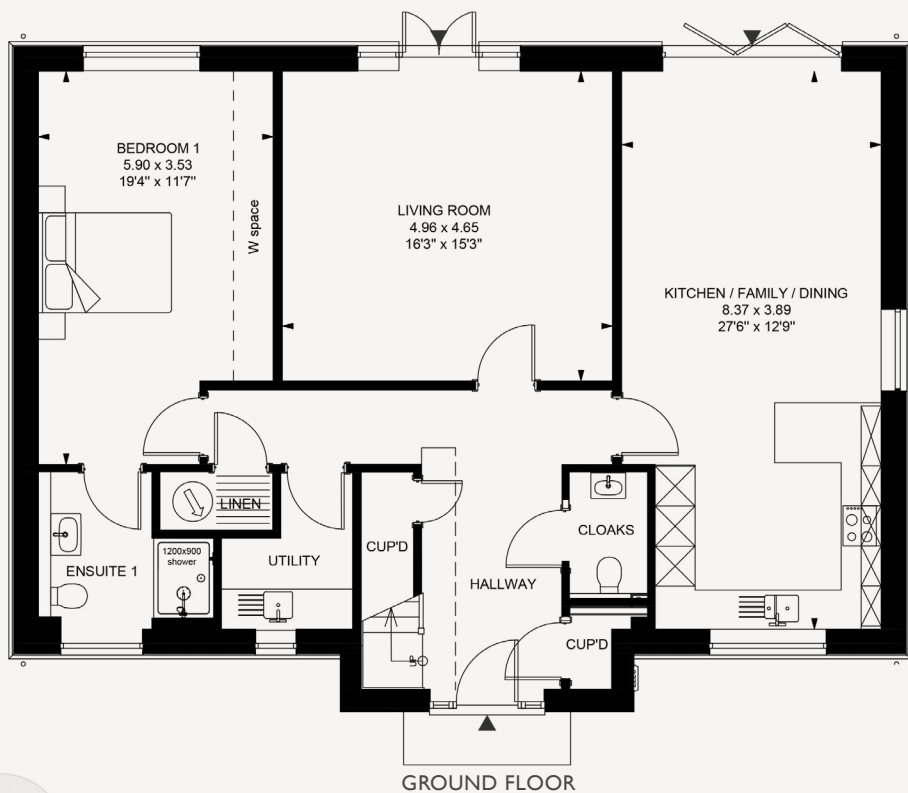
Bedroom 4

Bathroom

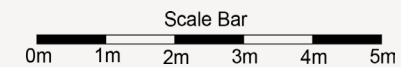
GIA: 187m² / 2013ft²



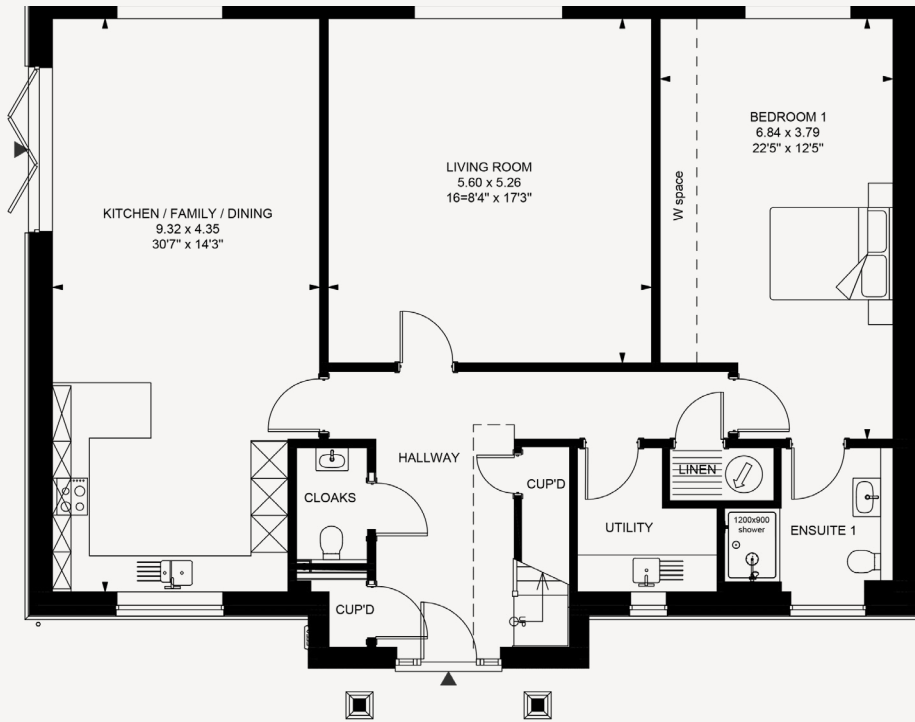
PLOT 6



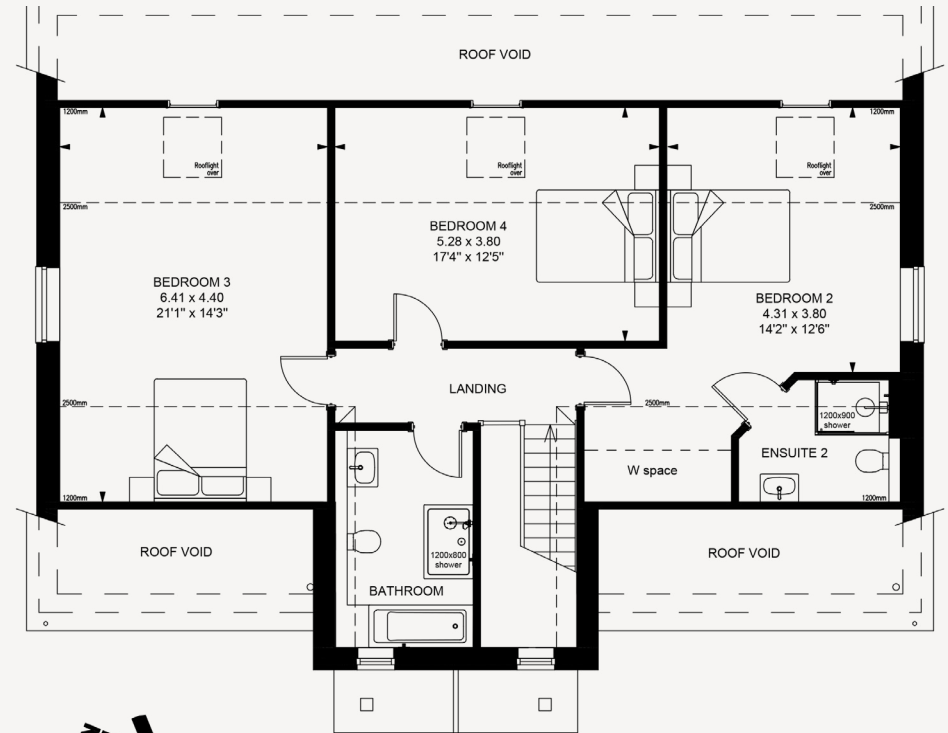
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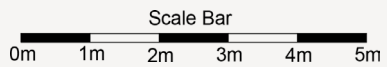
PLOT 7



GROUND FLOOR



FIRST FLOOR

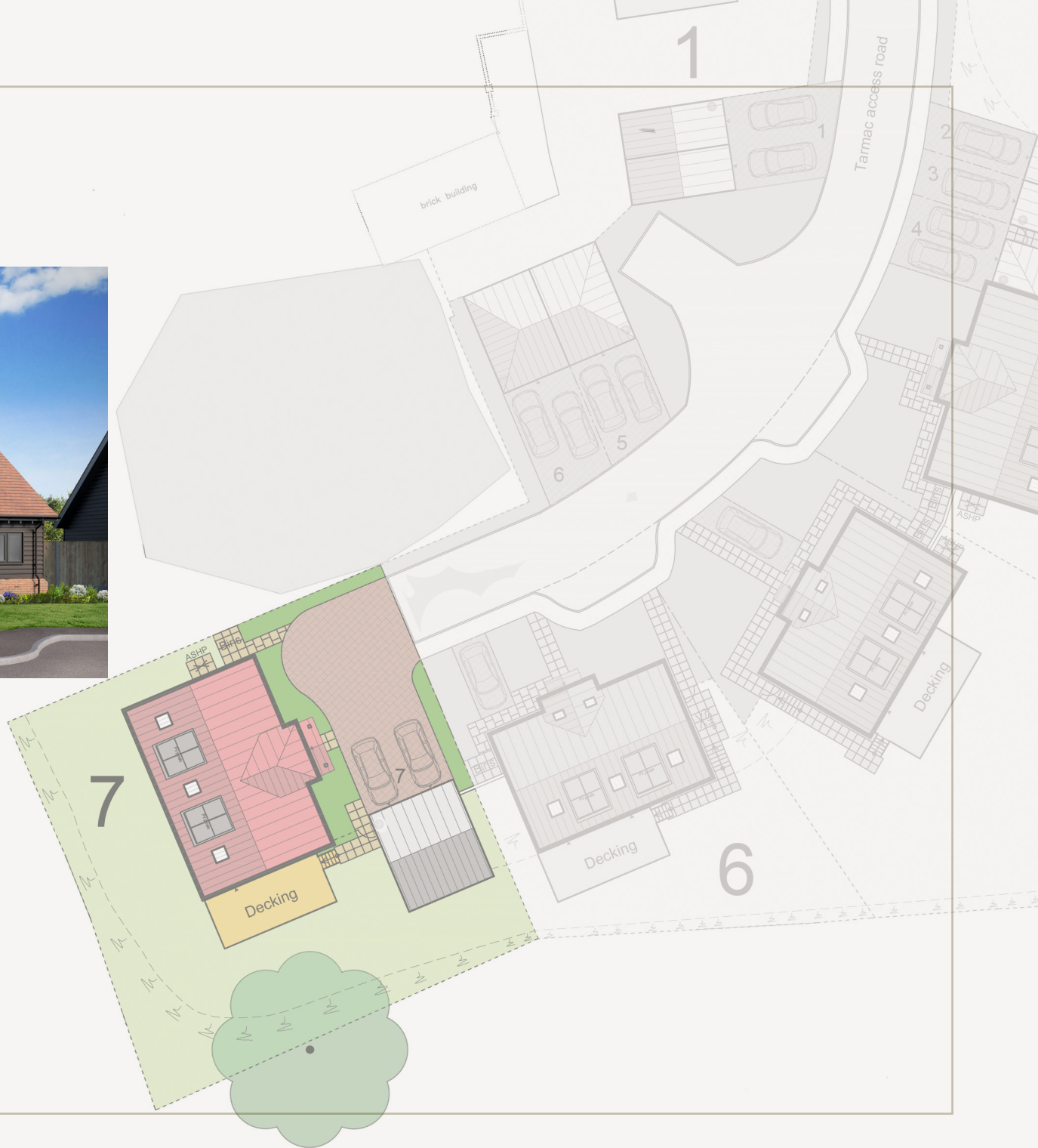


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PLOT 7

| 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 ² |





Henry Isaac Mews

ST I P P O L Y T S

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ashtons.co.uk/land-and-new-homes



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