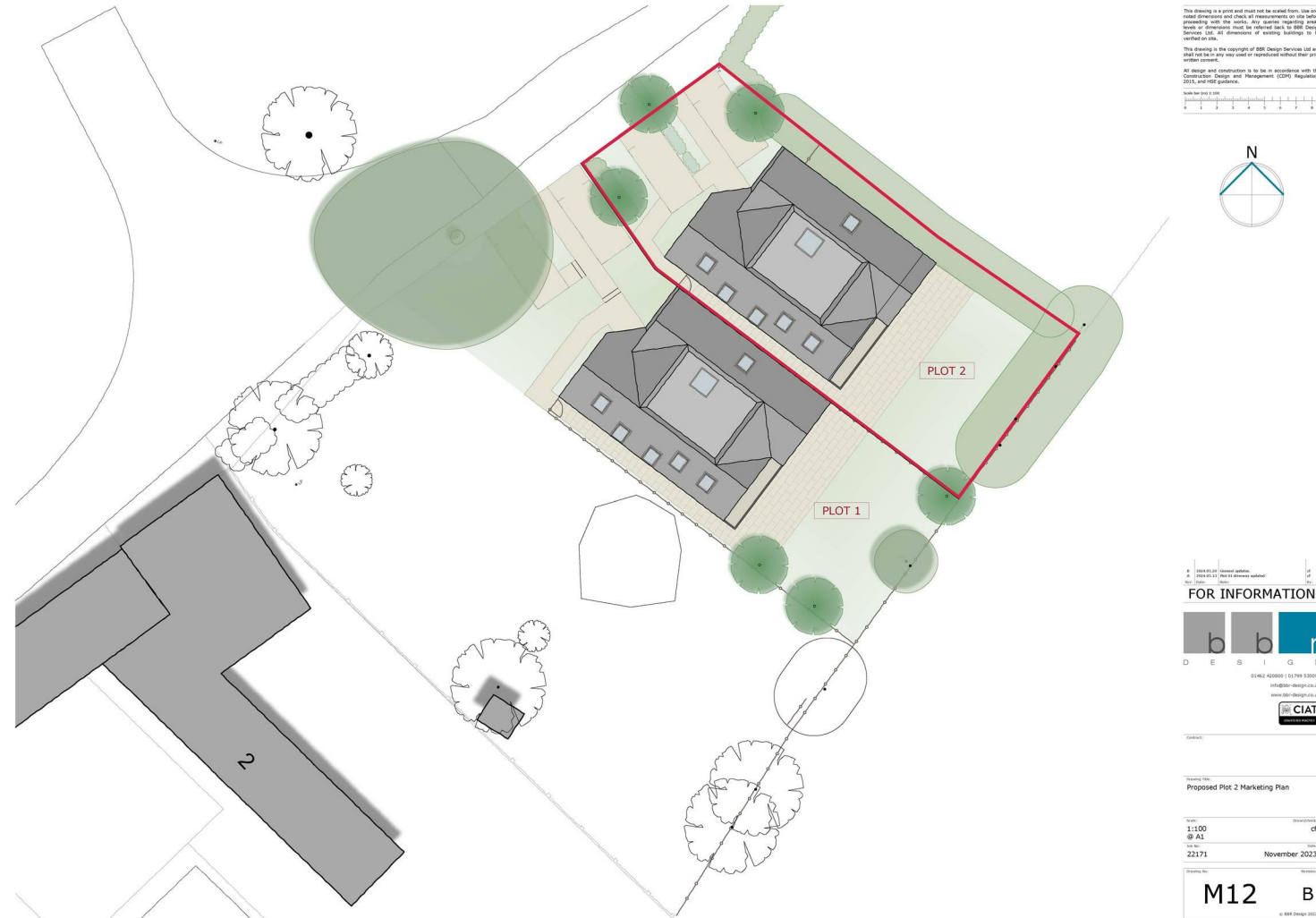




Artist's Impression



BIRCH HOUSE (PLOT 2) KINGSOAK  
HITCHIN



# Birch House (Plot 2) Kingsoak Hitchin Hertfordshire

Guide Price £1,500,000

Birch House is a stunning four bedroom individual detached home accessed via a private road and situated in the picturesque location of Kingsoak, Hitchin. This off-plan property offers a perfect blend of modern living and countryside charm.

As you step inside, you are greeted by a spacious living room, an open plan kitchen/dining room ideal for entertaining guests or simply relaxing with your family and a separate study. This new build property provides you with the exciting opportunity to bespoke, allowing you to add your personal touch and create a space that truly reflects your style and preferences.

One of the highlights of this property is the breathtaking views over fields, offering a sense of tranquillity and a connection to nature that is hard to find within such a convenient setting.

Anticipated completion late 2024.

**FOR INFORMATION**

DESIGN

01462 420000 | 01793 530097  
info@bdr-design.co.uk  
www.bdr-design.co.uk

CIAT

Proposed Plot 2 Marketing Plan

Scale: 1:100 @ A2  
Date: 22/1/21  
November 2023

**M12 B**

© BDR Design 2021



## Viewing

By appointment with Norgans Estate Agents.



Kitchen - Alternative Colour Option



Kitchen - Alternative Colour Option

## OVERVIEW

### LOCATION & SITUATION

Located on the Southern outskirts of Hitchin, and accessed via a private road (Kingsoak), the development features two individual, architecturally designed homes with bespoke interiors which benefit from stunning views to the rear.

Hitchin Town Centre is within easy reach and features a comprehensive range of shops, facilities and other amenities.

The development overlooks the playing fields of the highly regarded Independent fee paying Kingshott School, and is within the catchment areas for excellent local Schools including the OFSTED “outstanding” rated William Ransom School (Primary), together with Hitchin Boys and Girls’ Schools (Secondary).

The location benefits from convenient road, rail and air transport links to the A1(M) (junction 8) at Stevenage (approx 2.3 miles), and mainline Railway Stations at Hitchin (approx 2 miles) and Stevenage (approx 4.2 miles) which connect to London and Cambridge with train journey times to each of approximately 35 minutes. London Luton Airport is approx 10 miles distant.

### ACCOMMODATION

#### ON THE GROUND FLOOR:-

Entrance Hall  
Cloakroom  
Study  
Living Room  
Kitchen/Dining/Family Room

Utility/Boot Room

#### ON THE FIRST FLOOR:-

Landing  
Bedroom One  
En-Suite  
Bedroom Two  
En-Suite  
Bedroom Three  
Bedroom Four  
Family Bathroom

#### EXTERNALLY

Two off-street parking spaces.

### FLOOR AREAS

Approx 224sqm/2,411sqft.

### SPECIFICATION

#### Kitchen

- \* Professionally designed Kutschenhaus "Nobilia" German kitchen and utility room.
- \* Units in Navy, Dark Green or Concrete colour (option of unit colour choice if buyer committed early).
- \* Kitchen island with Neff venting hob and 200mm Expressions quartz worktop on island and kitchen worktops.
- \* Neff slide & hide oven, Neff combi-microwave, Neff N50 warming drawer, Neff 600mm wine cabinet, integrated full height fridge, integrated full height freezer, integrated 600mm dishwasher (fridge, freezer and dishwasher can be upgraded to Neff if preferred at buyer's cost).
- \* Blanco Etagon sink.
- \* Quooker PRO 3 black pull-out boiling water tap in kitchen.

\* Fitting for pendant light over kitchen island (light-fitting not included)

Buyer can upgrade specification or change the colour of units if committed early. Any price increase will be payable upfront.

#### Utility

- \* Units in Navy, Dark Green or Concrete colour (option of unit colour choice if buyer committed early).
- \* Siemens washing machine & Siemens tumble dryer.
- \* Laminated worktop with Blanco Naya XL sink.
- \* Blanco Mila black mixer tap.

Buyer can upgrade specification or change the colour of units if committed early. Any price increase will be payable upfront.

#### Master En-Suite, Family Bathroom, En-Suite & Cloak

- \* Lusso Stone bathroom furniture and chinaware including white stone freestanding bath.
- \* Lusso Stone brassware - brushed stainless steel included (option to upgrade colour to brushed gold, chrome, matt black, rose gold, matte white if buyer committed early).
- \* Heated towel rails to en-suites and bathrooms.
- \* Large feature showers.
- \* Dual voltage shaver points.
- \* Wall and floor tiles.
- \* Power for backlit mirrors (mirrors/cabinets not supplied)

Buyer can upgrade specification or change the colour of the brassware if committed early. Any price increase will be payable upfront.

## Heating, Lighting & Internal Finishes

- \* Air source heat pump heating system (aroTHERM plus 7kw + uniTOWER)
- \* Zoned underfloor heating system to ground and first floors.
- \* Low energy recessed LED downlighting throughout.
- \* Brushed chrome finished sockets and switches throughout (option to upgrade colour to stainless steel/brass if buyer committed early).
- \* Mains powered smoke and carbon monoxide alarms.
- \* High quality Amtico Spacia flooring throughout ground floor (floor coverings to stairs and first floor not included, except bathroom floor tiles) (option to upgrade flooring dependant on build stage).

Buyer can upgrade specification or change the colour of the sockets/switches if committed early. Amtico Spacia flooring range can be upgraded to Amtico Form or Amtico Signature if committed early. Any price increase will be payable upfront.

## Garden & Patio Area

- \* Gravel driveways and paved footpaths
- \* Outside tap and electrical points.
- \* Planted front garden areas.
- \* Rear and front gardens laid to lawn.
- \* Paved patio area to rear garden.
- \* External lighting
- \* Smart EV charger

## Windows & Doors

- \* Aluminium double glazed windows throughout (Rayneurs). Exterior frames in RAL Pebble Grey to front elevation; black on rear and side elevations. Black frames throughout (interior).
- \* Aluminium sliding doors to patio and balcony areas

(Rayneurs)

- \* Aluminium cottage style front door (Hallmark) in RAL Pebble Grey.
- \* Video doorbell.

## Balcony

- \* External balcony to master bedroom with paved terrace, external lighting and power. Glass balustrade.
- \* Juliet balcony to second bedroom

## WARRANTY

A 10 year build warranty will be supplied, details available on request.

## SERVICE CHARGE

Private Road Service Charge - currently £720.00 per annum for maintenance of the private road, street lamps and gardening service.

## SERVICES

All mains services except gas are understood to be available for connection to the property.

## EPC

Rated as B.

## VIEWINGS

By appointment with Norgans New Homes (tel: 01462 455225).

Whilst COVID-19 restrictions have been removed and there is no longer a requirement to wear a mask, or self isolate if you test positive for COVID-19, we would ask that if you feel unwell, please stay at home and reschedule the appointment.

## GDPR

Please be aware as part of our COVID19 safe

procedures, prior to booking any viewing Norgans may request more comprehensive personal information from you in respect of your ability to purchase, your general health and that of your family/close contacts. This information will be retained only for as long as it is required to protect the safety of our vendors and staff from COVID19 infection.

Any information you provide Norgans will be protected by the General Data Protection Regulation ("GDPR") legislation. By agreeing to a viewing, you are confirming that you are happy for Norgans to retain this information on our files. Your personal, financial and health information will never be shared with any third parties except where stated in our Privacy Policy.

You can ask for your information to be removed at any time.

Our Privacy Policy & Notice can be viewed on our website [www.norgans.co.uk](http://www.norgans.co.uk).



Artist's Impression



Views to the rear over playing fields



Private Road (Kingsoak)



Aerial Image of development - May 2024

This drawing is a print and must not be scaled from. Use only noted dimensions and check all measurements on site before proceeding with the works. Any queries regarding areas, levels or dimensions must be referred back to BSR Design Services Ltd. All dimensions of existing buildings to be verified on site.

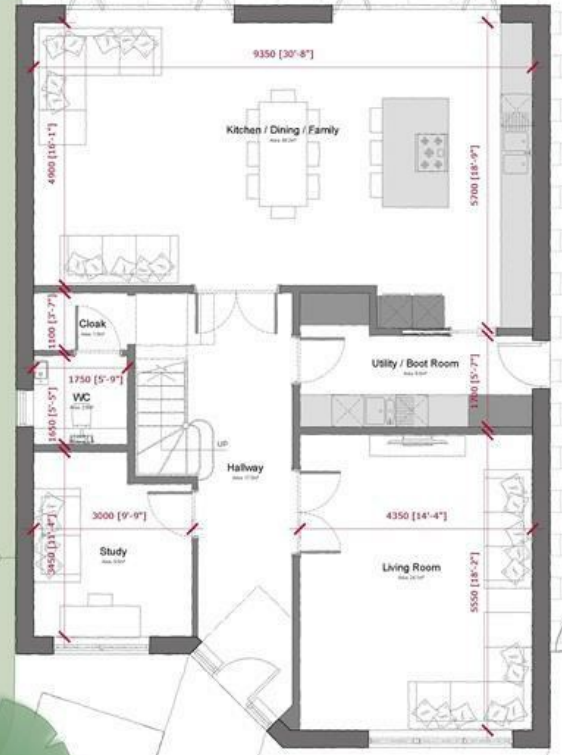
This drawing is the copyright of BSR Design Services Ltd and shall not be in any way used or reproduced without their prior written consent.

All design and construction is to be in accordance with the Construction Design and Management (CDM) Regulations 2015, and HSE guidance.

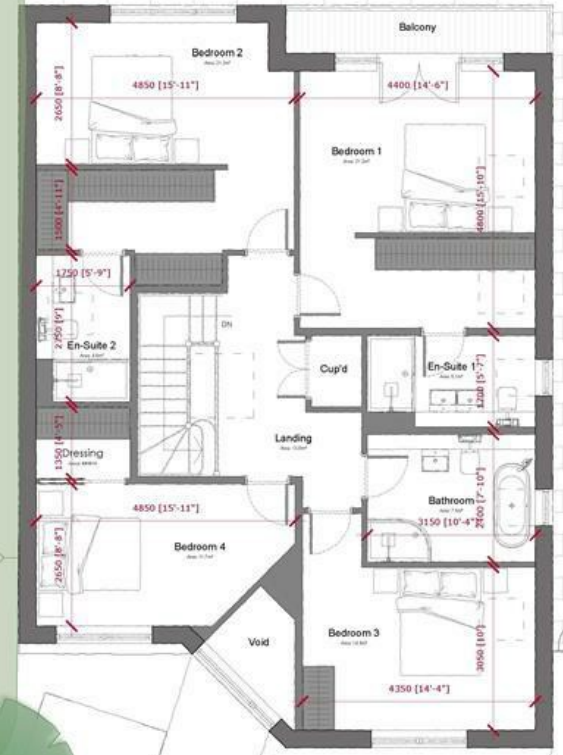
Scale bar (m) 1:50  
0 1 2 3 4



**NOTE:**  
All dimensions are subject to as-built tolerances ±100mm beyond dimensions noted on these plans.



Ground Floor Plan  
Scale: 1:50



First Floor Plan  
Scale: 1:50

**FOR INFORMATION**



01462 420000 | 01799 530097  
info@bbr-design.co.uk  
www.bbr-design.co.uk



**Comments:**  
Land at: Oakfields Farm  
Kings Oak  
Hitchin  
Hertfordshire, SG4 7JX

**Drawing Title:**  
Proposed Plot 02 Floor Plans

**Scale:**  
1:50  
@ A1

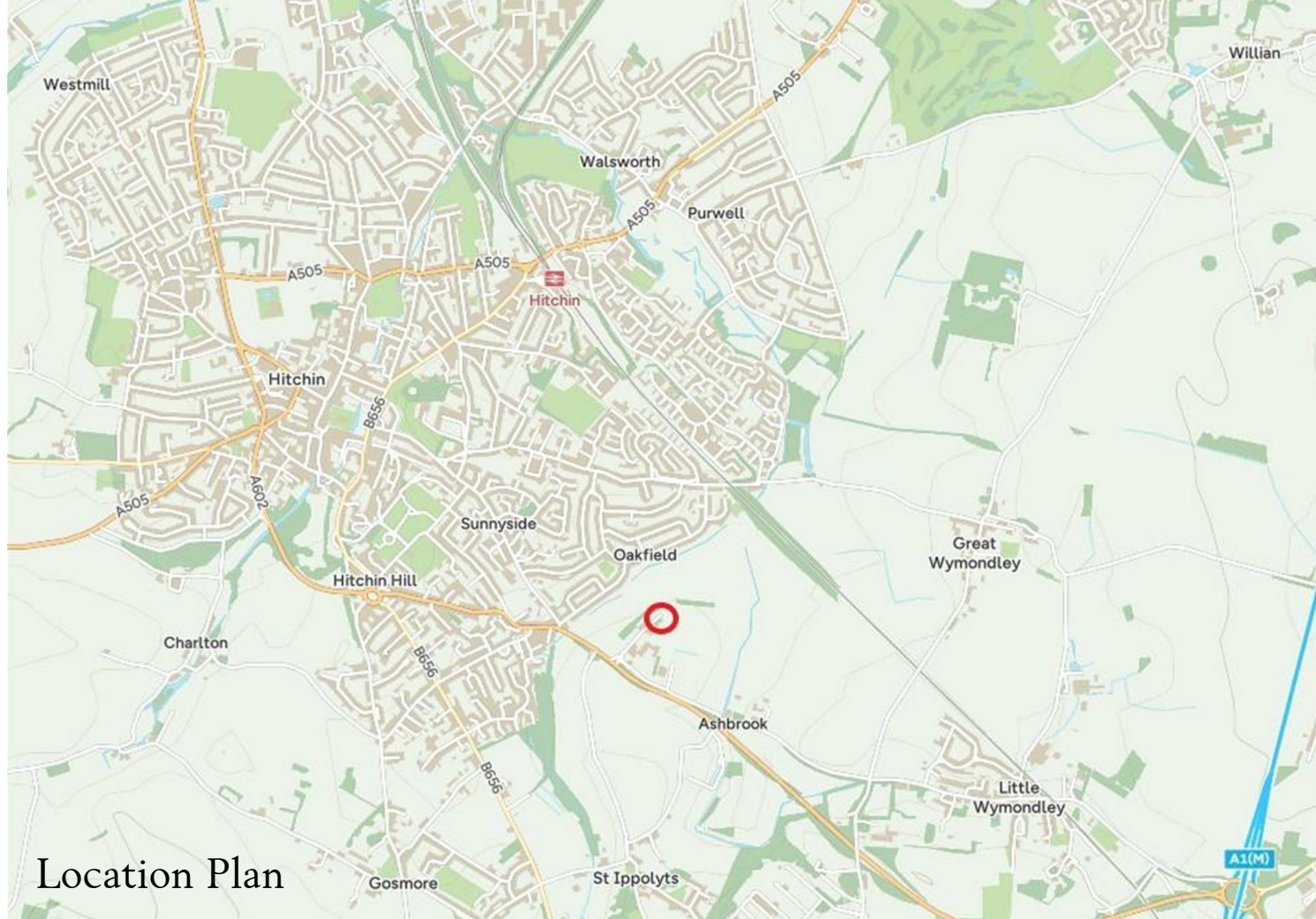
**Author:**  
cf

**Date:**  
November 2023

**Drawing No.:**  
M14

**Revision:**  
-

© BSR Design 2023



Location Plan



8 Brand Street, Hitchin, Herts,  
SG5 1HX

t: 01462 455225  
hitchin@norgans.co.uk  
www.norgans.co.uk