



MOUNT ZION

STANDHILL ROAD | HITCHIN | HERTFORDSHIRE | SG4 9AE

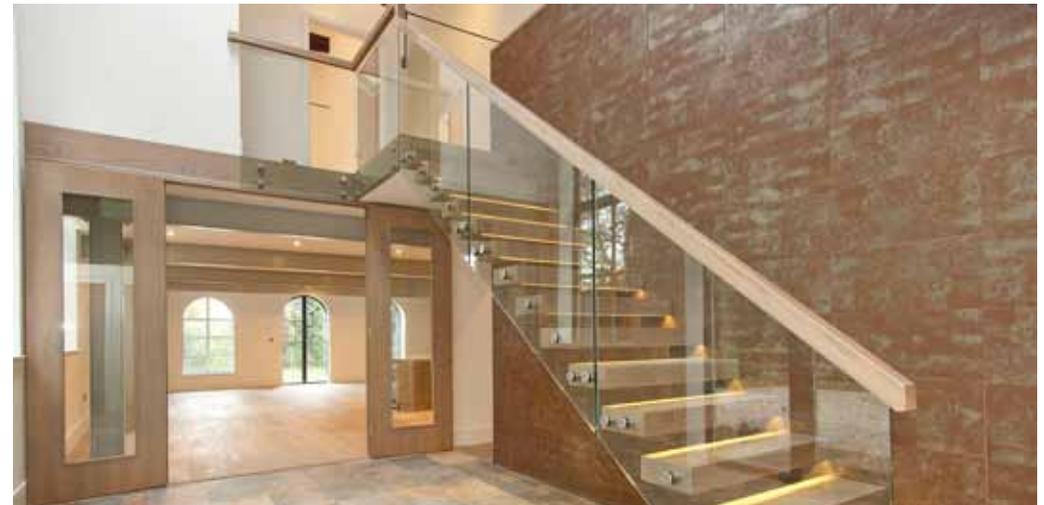


MOUNT ZION

A HIGHLY INDIVIDUAL CONVERTED CHAPEL OFFERING CONTEMPORARY
LIVING WITH CLASSIC DESIGN

ENTRANCE HALL	CLOAKROOM
FAMILY ROOM	THREE FURTHER BEDROOMS
SITTING AREA	FAMILY BATHROOM
KITCHEN/BREAKFAST AREA	ATTACHED DOUBLE GARAGE
UTILITY ROOM	GARDENS
MASTER BEDROOM WITH DRESSING ROOM & EN SUITE SHOWER ROOM	APPROXIMATELY 0.35 ACRES EPC RATING = C

Mount Zion was originally built in 1859 as a Baptist chapel for the parishioners of Hitchin town. Today, however, Mount Zion is a unique property having been converted to an exceptional standard with light and space very much in mind. The chapel has been carefully converted to offer free flowing day to day family living.



MOUNT ZION

The stylish contemporary interior blends well with the original fabric of the building. The external appearance has been fully retained with many of the original windows featuring high arch brickwork which compliments the new double glazed windows by Velfac.

On entering the reception hall, one immediately appreciates the impressiveness of the building as you look straight up to the vaulted ceiling and galleried landing above. The wood joinery, including the impressive doors throughout, give the building a real sense of quality.

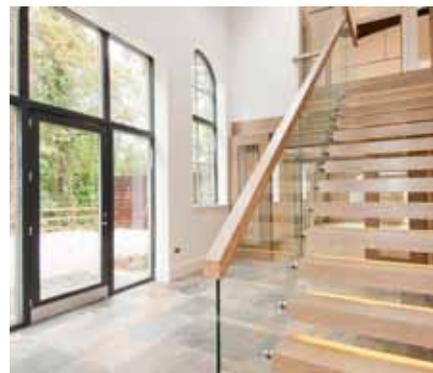
The focal point to the house is undoubtedly the living/kitchen/breakfast room which measures over 32' x 27' in size. The kitchen is superbly fitted with extensive cabinets, complimented by granite worktop surfaces. A vast arrangement of integrated Neff appliances – fridge, freezer, twin ovens, oven steamer, dishwasher, halogen hob with concealed extractor and 2 Franke sink units.

A second large reception room is located off the hallway, perfect as a family room, whilst a large cloakroom and utility room are set to the rear of the house.

The first floor is approached up a fabulous suspended staircase with lighting strips and glazed sides. On reaching the landing, you really appreciate the size and volume of the chapel. A reading area lies to one end, which would make a great study area as there is ample space for a desk and chairs. The master bedroom is located at the opposite end and is a very special room featuring a vaulted ceiling with exposed timbers and a stunning full height arch window that overlooks the garden. The bedroom boasts a spacious dressing room and a similar sized en suite shower room. There are 3 further bedrooms, one with an en suite shower room, and a separate family bathroom. All sanitary ware and tiling is of extremely high quality and really adds to the overall style of the property.

Overview of specification throughout:

- Living room and kitchen/breakfast room is wired for intelligent lighting and ceiling speakers
- Family room is wired for 5.1 surround sound



- All reception rooms and bedrooms are wired for internet cat 5e two cables
- All joinery is oak stained made by Crompton joinery
- Under floor heating is designed and supplied by Uponor
- Kitchen is a Crown Rialto
- Remote controlled openers to Velux windows in each bedroom and in hall, landing and main bathroom
- Double glazing supplied and fitted by Velfac
- All wood flooring handmade and finished by Rovers flooring

Main House gross internal area = 3,251 sq ft / 302 sq m
 Garage gross internal area = 446 sq ft / 41 sq m
 Total gross internal area = 3,697 sq ft / 343 sq m

SITUATION

Mount Zion is within the conservation area of Hitchin, which is an old Hertfordshire market town with mediaeval origins.

The property stands at the head of Standhill Road, which is less than a mile from the mainline station, and is regarded to be one of Hitchin's most premier residential roads. Hitchin offers an excellent choice of specialist shops, banks and restaurants. Approximately one mile away is Hitchin's mainline railway station which provides fast and frequent services to Kings Cross/Moorgate from 24 minutes. For those travelling by car, the A1(M) junction 8, is approximately 3.5 miles distant and the M1(J10) is approximately 10 miles distant.

There is a good choice of schooling within the area, including Hitchin girls and Hitchin boys, a number of primary schools, Princess Helena Girls school, Queenswood School, Sherrardswoods School and Kingshott School.

GARDENS & GROUNDS

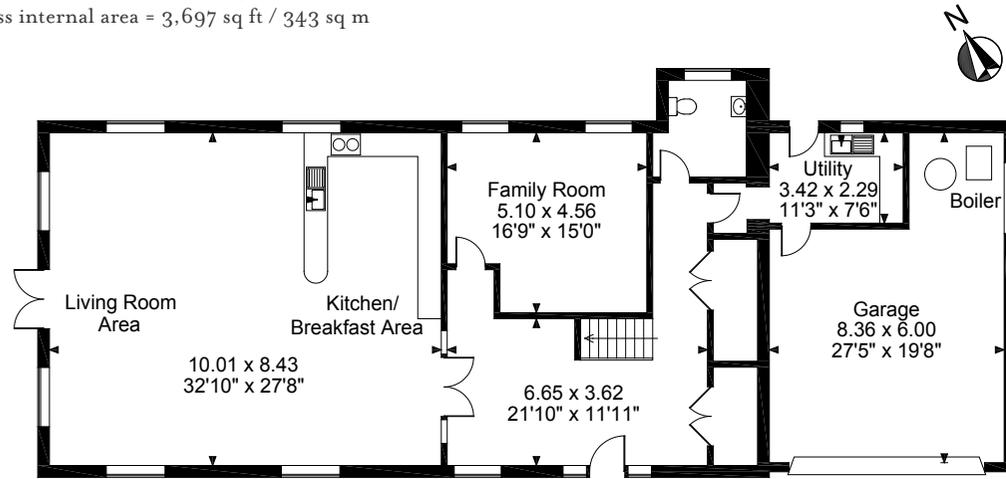
Mount Zion is approach off a private drive and through its own automatic 5 bar gate.

A large stone driveway lies immediately to the front of the house and provides space for numerous cars. Attached to the side of the house is a double garage with automated up and over door, and a return door to the utility room.

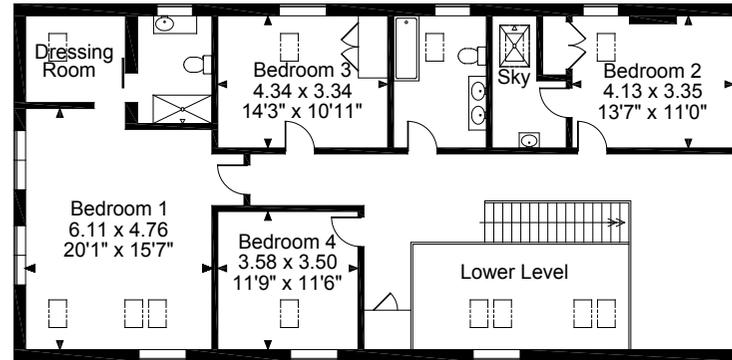
Immediately to the side of the property is a full width, slate paved sun terrace, which is a perfect place for Al fresco dining. A large lawned area lies beyond the terrace and extends to where the gardens become a little more 'rustic'. There are a number of mature trees and shrubs which provide a high level of privacy. A set of stone and brick steps

lead down to the bottom of Hitchin Hill, thus being the perfect short cut down to the town centre and mainline station.

Viewing Strictly by appointment with Savills.



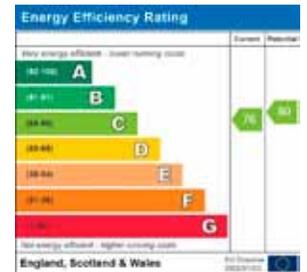
Ground Floor



First Floor

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