



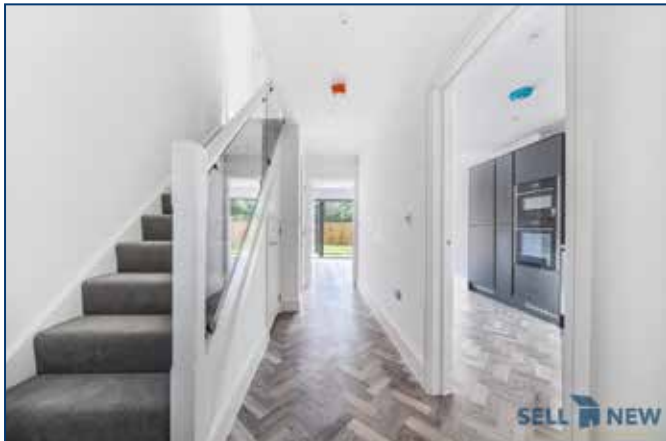
Pilsworth Court, Offley, Hertfordshire, SG5 3DD



A private development of just five high specification spacious brand new 2&3 bedroom homes, located in the sought after Hertfordshire village of Offley, less than 4 miles from Hitchin



Example of specification



Sell New Group is thrilled to present this exclusive new development of just five high-specification homes and one commercial shop unit, nestled in the heart of the picturesque Hertfordshire village of Offley. Located just 4 miles from the historic and well-connected commuter town of Hitchin, this development offers the perfect blend of rural charm and modern convenience. Built by a trusted local builder, each property comes with a 10-year build warranty for your peace of mind. Completion is anticipated by Spring 2025, providing an exciting opportunity to secure your dream home in this sought-after location.

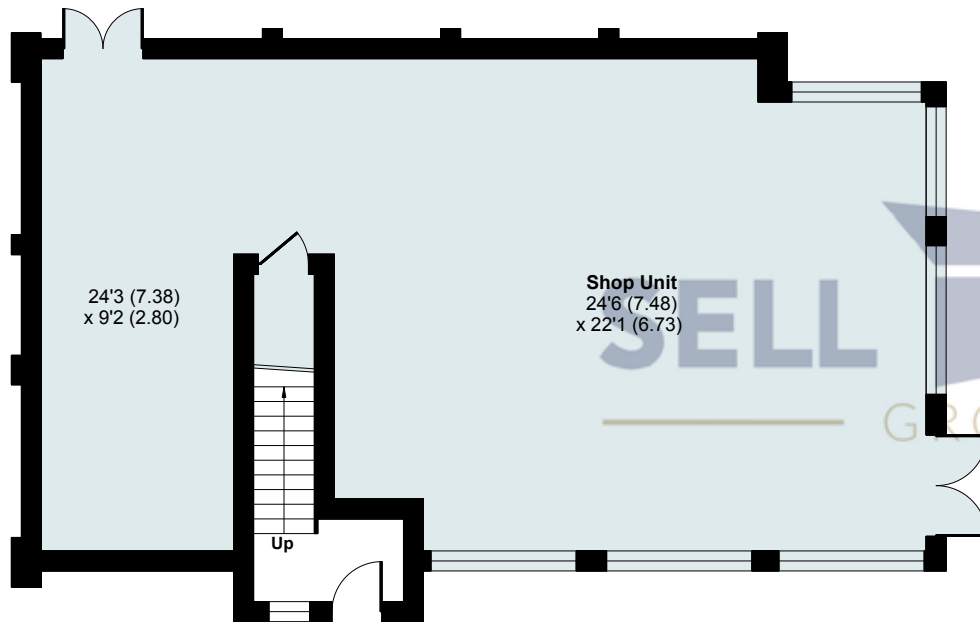
Development

Pilsworth Court is an exclusive new development of just five high-specification homes and one commercial shop unit, nestled in the heart of the picturesque Hertfordshire village of Offley. Located just 4 miles from the historic and well-connected commuter town of Hitchin, this development offers the perfect blend of rural charm and modern convenience. Built by a trusted local builder, each property comes with a 10-year build warranty for your peace of mind. Completion is anticipated by Spring 2025, providing an exciting opportunity to secure your dream home in this sought-after location.

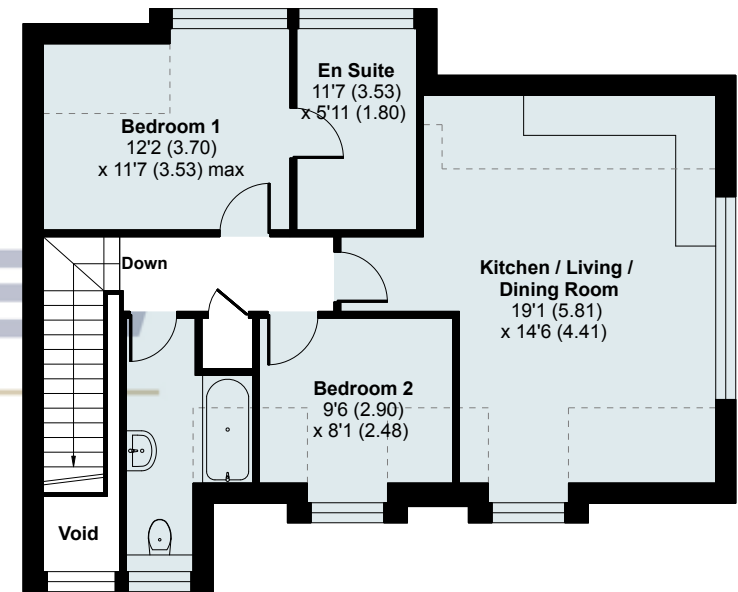
The development is currently under construction, and for health and safety reasons, viewings on-site or within the property are not yet possible. However, our sales team can arrange a viewing of a completed development by the same trusted developer in the local area to showcase the finish and specifications.

The seller has informed us that a new estate charge will apply to this property. We recommend confirming the details with the selling agent prior to making a reservation.

Shop and Plot 1



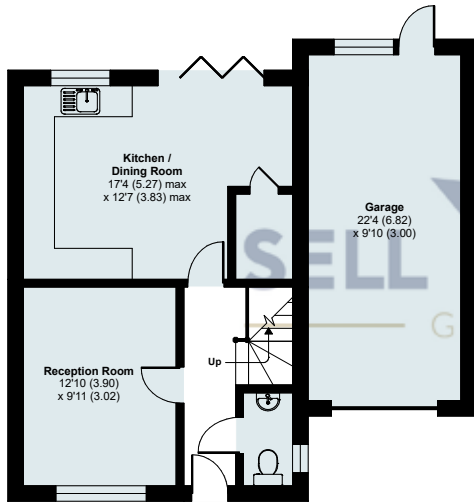
GROUND FLOOR / OUTBUILDING- 1018 sq ft / 94.5 sq m



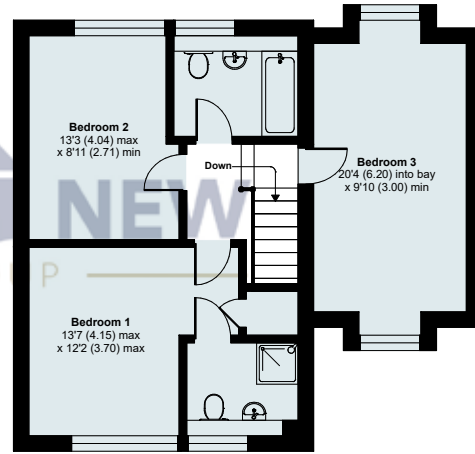
FIRST FLOOR- 700 sq ft / 65 sq m (excludes void)

- Exclusive development of just five homes and one commercial unit.
- All bedrooms are spacious and double-sized.
- 10-year Build Zone warranty for peace of mind.
- Built by a reputable local company.
- Stylish kitchens with stone worktops and integrated Caple appliances.
- Bi-fold doors open to private patios—perfect for entertaining.
- Underfloor heating on the ground floor for added comfort.
- Energy-efficient double-glazed windows throughout.
- Stylish contemporary bathrooms and ensuites for a modern touch.
- Premium flooring throughout every property.
- Landscaped front and turfed rear gardens with patios (houses only).
- Integral single garages with electric doors for Plots 2 and 3.
- Energy-efficient, anticipated EPC ratings of Band B-C.
- Double-glazed windows for enhanced comfort.
- Tranquil countryside setting for a relaxed lifestyle.
- No forward chain for a hassle-free purchase.

Plot 2

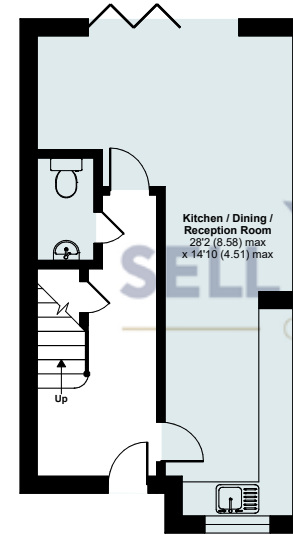


GROUND FLOOR- 447 sq ft / 41.5 sq m

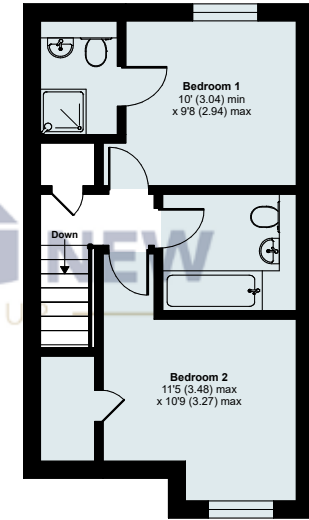


FIRST FLOOR- 647 sq ft / 60.1 sq m

Plot 4

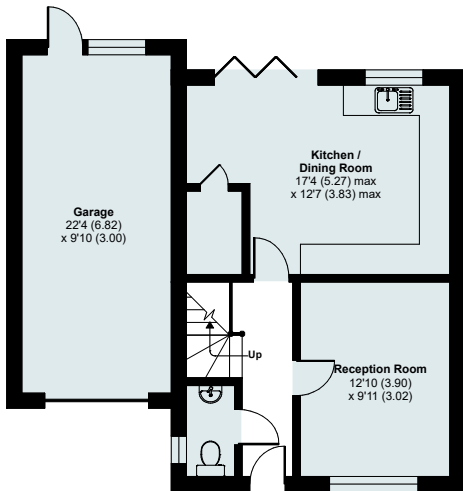


GROUND FLOOR- 402 sq ft / 37.3 sq m

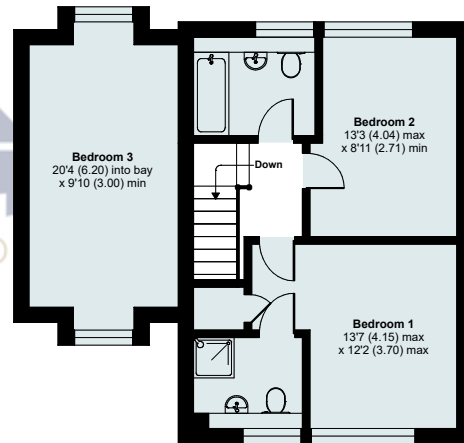


FIRST FLOOR- 402 sq ft / 37.3 sq m

Plot 3

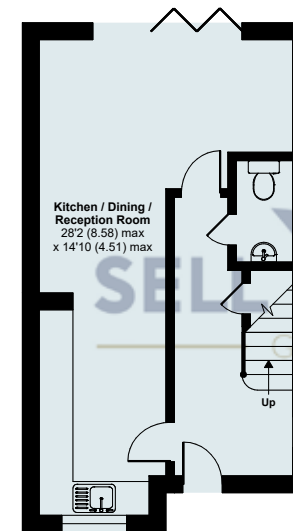


GROUND FLOOR- 447 sq ft / 41.5 sq m

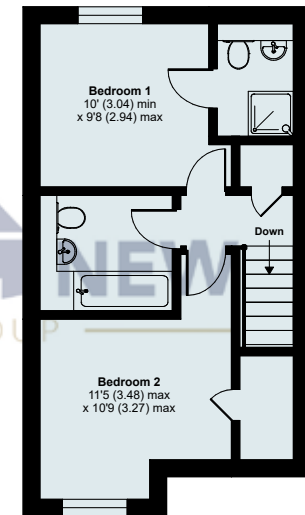


FIRST FLOOR- 647 sq ft / 60.1 sq m

Plot 5



GROUND FLOOR- 402 sq ft / 37.3 sq m



FIRST FLOOR- 402 sq ft / 37.3 sq m

Location



Welcome to Offley, Hertfordshire

Offley is a charming and picturesque village nestled in the heart of Hertfordshire, offering the perfect blend of tranquil rural living and convenient access to modern amenities. Surrounded by rolling countryside, this idyllic village is a haven for families and individuals seeking a peaceful lifestyle while staying well-connected to nearby towns and transport links.

Village Lifestyle

Offley is steeped in history and community spirit, featuring charming period properties, beautiful walking trails, and a welcoming village atmosphere. The village is home to local amenities, including a post office, traditional pubs like The Red Lion and The Green Man, and a well-regarded village primary school, Offley Endowed Primary School, which is known for its strong sense of community and focus on high-quality education.

Schools and Education

For families, Offley is ideally situated within easy reach of excellent schools. Alongside the local primary school, nearby Hitchin offers a selection of highly regarded secondary schools, including Hitchin Boys' School, Hitchin Girls' School, and the

mixed comprehensive The Priory School, all known for their academic success. The area also benefits from a variety of independent schools, such as Kingshott School, providing families with diverse educational options.

Transport Links

Offley offers the best of countryside living with excellent transport connections. The village is conveniently located just a short drive from major road links, including the A1(M) and M1, making it an ideal choice for commuters. The nearby market town of Hitchin (approximately 4 miles away) provides a direct train service to London King's Cross in under 30 minutes, offering fast and convenient access to the capital. Luton Airport is also just a 10-minute drive away, perfect for both business and leisure travel.

Nearby Hitchin

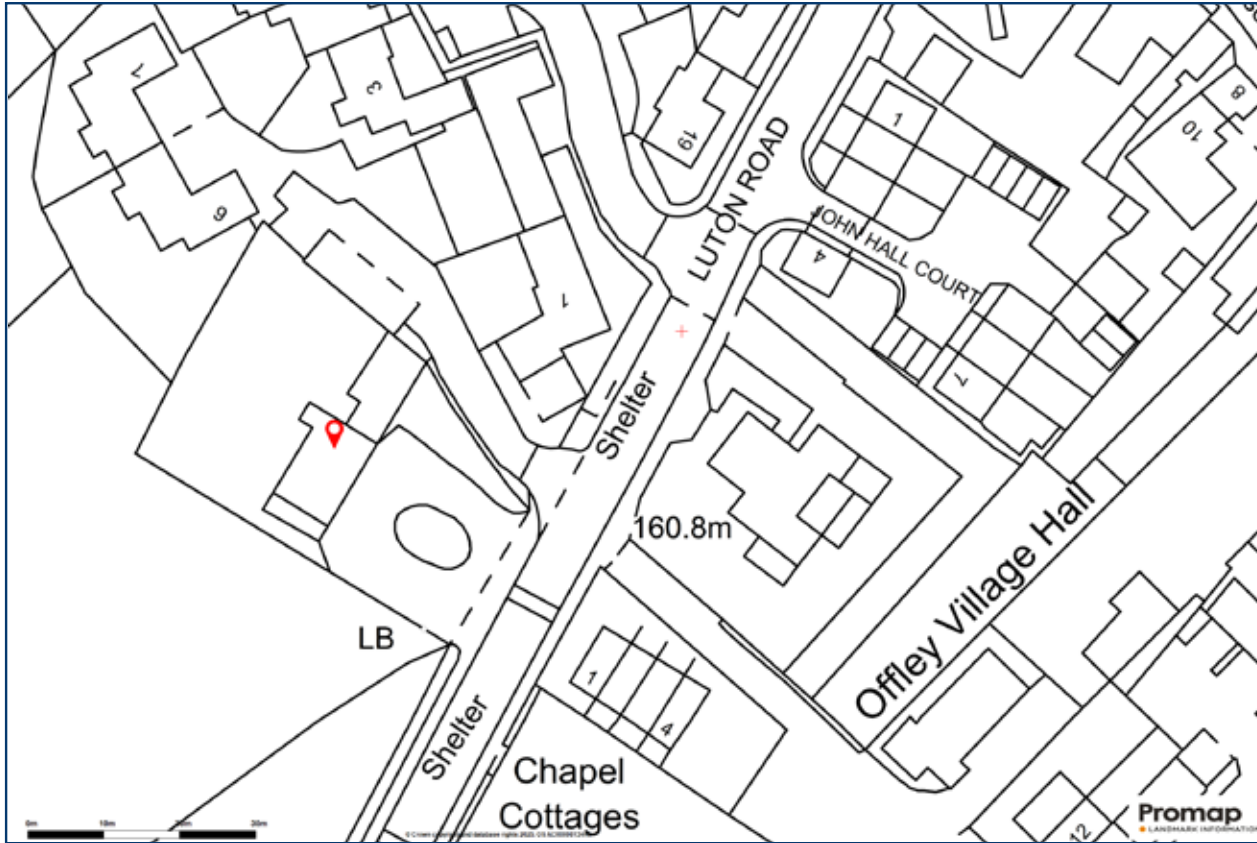
The vibrant town of Hitchin is just a short drive from Offley and offers a wealth of amenities, making it a hub for shopping, dining, and leisure. With its historic cobbled streets, weekly market, and a diverse mix of independent shops and high-street

brands, Hitchin provides everything you need within easy reach. The town boasts a thriving food scene, with a wide variety of cafes, restaurants, and traditional pubs. Families will appreciate the town's green spaces, including Bancroft Gardens and Butts Close, ideal for outdoor activities.

Hitchin is also a cultural hotspot, with attractions like the British Schools Museum and a range of events, from local music festivals to artisan markets. It is a vibrant yet family-friendly town that perfectly complements Offley's rural charm.

Why Move to Offley?

Offley offers the perfect mix of peaceful countryside living, excellent schooling options, and proximity to nearby towns and transport hubs. Whether you're a family looking for a safe and welcoming community, a professional seeking easy access to London, or simply someone who loves the charm of village life, Offley and its surrounding area provide a wonderful place to call home.



Disclaimer:

Sell New Group acts as the agent on behalf of the vendors of this property. While we make every effort to ensure the accuracy of the information provided, your conveyancer is legally responsible for verifying all details and ensuring that the purchase agreement fully protects your position. Sell New Group does not test or guarantee the functionality of appliances or systems within the property. We conduct detailed enquiries with the vendor to provide accurate information; however, please notify us immediately if you become aware of any inaccuracies.

Please note that CGI images, floor plans, and illustrations used in our marketing materials are for illustration purposes only and may not represent the exact final specifications, finishes, or layouts of the property. Buyers are advised to rely on the legal documentation provided by their solicitor for precise details.

Reservation Requirements

To secure this property, Sell New Group will require the following:

- A copy of the purchaser's ID (passport or driving license)
- Proof of deposit or funds
- A valid mortgage agreement (if applicable)
- Estate agent's details (if you have a property to sell)

A non-refundable reservation fee of from £2,000 (2 beds) to £3,000 (3 Beds) is required to reserve the property. This amount will be deducted from the agreed sale price upon completion. The reservation is made strictly on the basis that the buyer and their chain work towards an 8-week exchange deadline, starting from when the legal contract pack has been received by your solicitor. Completion would be on notice of the finish of the home.

Please note that the reservation fee is non-refundable unless explicitly stated otherwise in writing or due to circumstances beyond the control of either party.

If you have any questions or require clarification regarding the terms outlined above, please contact us before paying the reservation fee.



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