



P U T T E R I L L S

est. 1992

85 High Street  
Whitwell SG4 8AL

**Offers in excess of £580,000**



# This property is one of only three houses in this exclusive courtyard development, set back from the road and located in the heart of Whitwell.

OPEN HOUSE. Saturday the 30th starting at 10am. Appointment required. Originally built to a high specification by Beachwood Homes to sympathetically blend in with the conservation area, this stunning home has been further improved by the owners. The kitchen was re-fitted by Martin Moore (martinmoore.com) in quality solid hardwood units. The AGA and white goods would be available by separate negotiation. The cloakroom, en-suite and bathroom have also been refitted by Ashton and Bentley interiors (ashtonandbentley.co.uk) to an exceptionally high standard. For example, the large en-suite has a roll top bath with automated floor lighting, walk-in double shower and hidden cupboard. As well as the en-suite the master suite is extremely spacious and has built in wardrobes and a dressing area with further wardrobes. The sitting room again offers generous proportions with a wood burning stove and bi-folding doors leading to the garden.

The garden has been designed and landscaped by a local landscape gardener which has produced an amazing layered outside space, which is reasonably low maintenance and a delightful space to relax in. Facing South, the garden benefits from the best of the day's sunshine. The integral garage and allocated space provide parking. There is also visitor parking and ample on road parking if necessary.

Located in the heart of the village on Whitwell High Street, the house is well placed to access the local shop/post office, a general store, a popular primary school, doctor's surgery and local pubs.

More comprehensive facilities can be found in neighbouring towns with their wide range of shopping and leisure opportunities, including a good choice of mainline railway stations, the closest being Knebworth at just over five and a half miles.

For those wishing to drive the A1M (J6) is 5.7 miles away, which links into the motorway network at junction 23 of the M25. The Georgian town of Hitchin with its vibrant market square and popular eateries is only around 6 miles north of the parish.

Whitwell is within easy reach of both private and state schools, including Princess Helena Girls School, Queenswood School, Hitchin Boys and Girls schools, Sherrardswood School and Kingshott School. At just over half a mile away, the local primary school of St Paul's Walden is very popular due to small class sizes and its rural outlook.

Hitchin 6.1 miles - mainline station with fast regular services into Kings Cross and the City from 23 minutes, Knebworth 5.6 miles, Welwyn North 6.1 miles, Harpenden 6.6 miles, A1M (J6) 4.5 miles.

## ENTRANCE HALLWAY

## CLOAKROOM

KITCHEN/DINER 12' x 11'8" (3.66m x 3.56m)

UTILITY ROOM 5'4" x 11'4" (1.63m x 3.45m)

SITTING ROOM 17' x 15'6" (5.18m x 4.72m)

## INNER HALLWAY

## FIRST FLOOR

## LANDING

BEDROOM ONE 17'1" x 13' (5.21m x 3.96m)

DRESSING ROOM 9'5" x 4'9" (2.87m x 1.45m)

EN-SUITE 11' x 5'11" (3.35m x 1.80m)

BEDROOM TWO 12'11" X 9'6" (3.94m X 2.90m)

BEDROOM THREE 11'11" x 10'4" (3.63m x 3.15m)

## BATHROOM

## OUTSIDE

## GARDEN

## GARAGE

## PARKING

Allocated space and visitor parking.

## TENURE

## EPC

EER:

## FLOORPLAN DISCLAIMER

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## VIEWING INFORMATION

By appointment only through Putterills of Hertfordshire, through whom all negotiations should be conducted.

## SANDS FINANCIAL MANAGEMENT

We offer impartial, whole of market mortgage advice and insurance products from a selected panel of providers. So whether you are a first-time buyer, buying to let or moving house, we will help you find the best deal. Please contact us on 01462 632222.

## MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





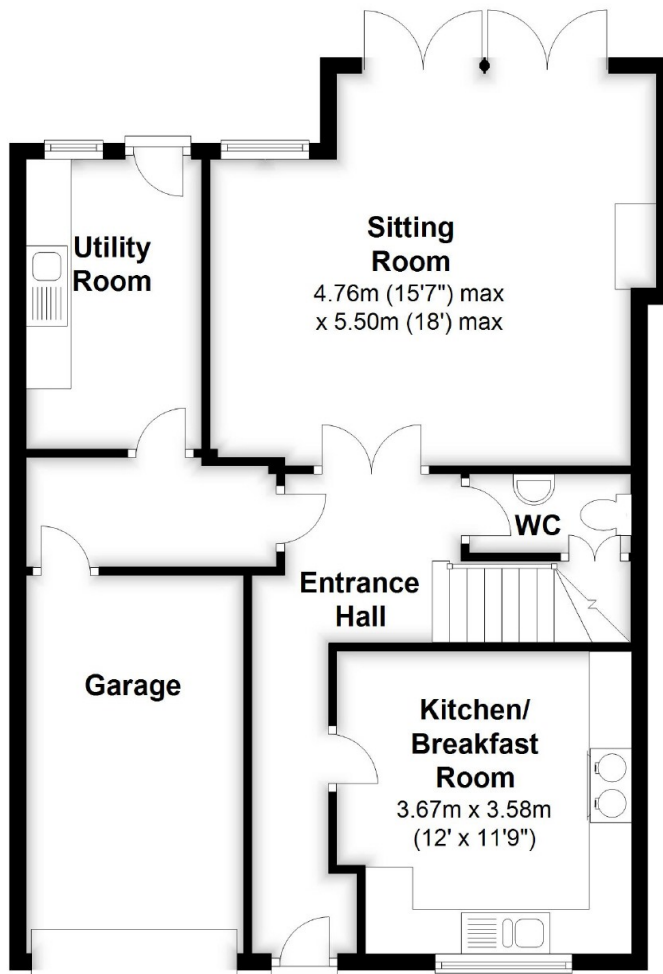






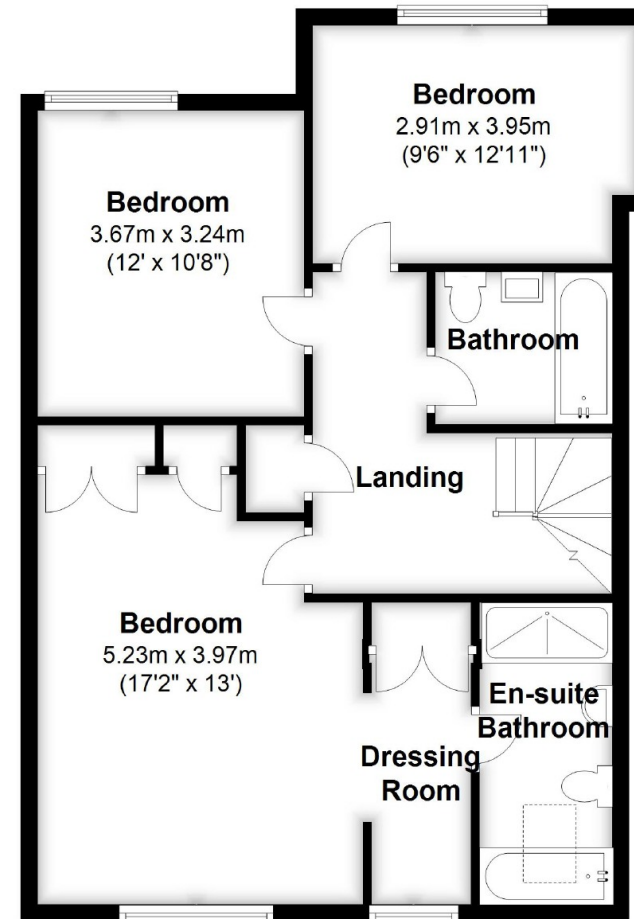
## Ground Floor

Approx. 75.3 sq. metres (810.7 sq. feet)



## First Floor

Approx. 71.5 sq. metres (769.7 sq. feet)



Total area: approx. 146.8 sq. metres (1580.4 sq. feet)



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