



PUTTERILLS

est. 1992

75 Upton End Road, Shillington, SG5 3PE
Offers in excess of £760,000

A beautifully presented detached cottage thought to originally date back to the 17th Century with substantial later additions, located in a picturesque setting overlooking Bedfordshire Countryside.

The current owners have resided in this property for over 11 years and have thoroughly enjoyed a peaceful and picturesque setting. The property has been improved over recent years and offers beautifully presented accommodation throughout. The property offers some charming character features including latch doors, fireplaces and exposed beams. These are perfectly blended with more modern amenities including a fitted kitchen and a stunning refitted bathroom. The light and airy accommodation includes four reception rooms plus kitchen, cloakroom and conservatory. To the first floor are four double bedrooms a family bathroom and en-suite. The cottage offers ample parking with a large driveway leading to a detached double garage. The rear garden offers a good degree of privacy and benefits from the best of the afternoon and evening sunshine, being south-westerly facing. The position is idyllic being tucked away on the edge of this sought after village with views over open countryside to the front.

At the northeast edge of the Chiltern Hills, an area of outstanding natural beauty, stands Shillington, a traditional English village that dates back more than 1000 years. Set high above the verdant countryside that rolls away in all directions the village and its 750 year old church can be seen for miles around. This peaceful, idyllic village has a true sense of community and an active social scene. Two well regarded pubs serve good food and drink and two village shops serve almost every need. Almost 30 miles of footpath intersect and surround the village and, listening to the variety of birdsong, it's hard to believe you are just 20 minutes from international travel via Luton Airport or the M1 motorway. The historic market town of Hitchin is just four miles away and, from there, it's just a 30 minute train journey to London Kings Cross.

ENTRANCE HALLWAY

SNUG 14'2" x 11' (4.32m x 3.35m)

SITTING ROOM 17'10" x 15'2" (5.44m x 4.62m)

STUDY 8'3" x 6'9" (2.51m x 2.06m)

CONSERVATORY 22' x 16' max (6.71m x 4.88m max)

KITCHEN/BREAKFAST ROOM 14'3" x 10' (4.34m x 3.05m)

DINING ROOM 13'5" x 13'5" (4.09m x 4.09m)

UTILITY/CLOAKROOM 6'9" x 6'7" (2.06m x 2.01m)

FIRST FLOOR LANDING

BEDROOM ONE 15'8" x 15' (4.78m x 4.57m)

EN-SUITE 9'8" x 5'2" (2.95m x 1.57m)

BEDROOM TWO 13'7" x 13'4" (4.14m x 4.06m)

BEDROOM THREE 12' x 8'5" (3.66m x 2.57m)

BEDROOM FOUR 11'11" x 8'6" (3.63m x 2.59m)

BATHROOM 9'6" x 6'3" (2.90m x 1.91m)

**TENURE
FREEHOLD**

**EPC
EER: D**

FLOORPLAN DISCLAIMER

Floorplans are provided for guidance only. They are not to scale and must not form any part of a legal contract or be reproduced without the written consent of a partner of Putterills.

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.



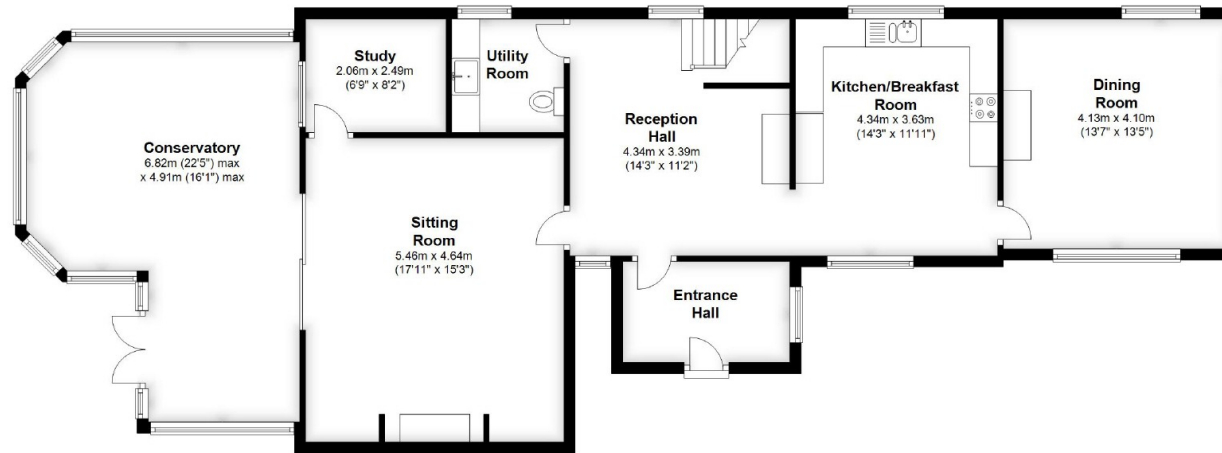






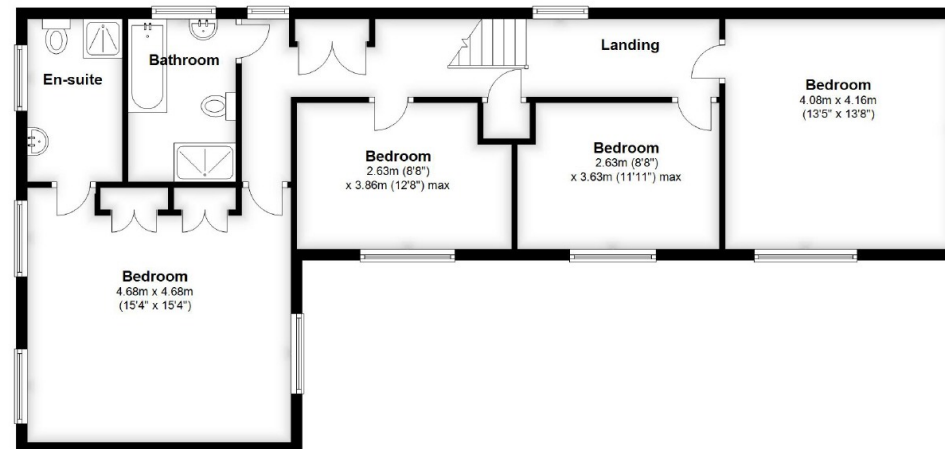
Ground Floor

Approx. 119.4 sq. metres (1285.4 sq. feet)



First Floor

Approx. 84.7 sq. metres (911.7 sq. feet)



Total area: approx. 204.1 sq. metres (2197.1 sq. feet)



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