



PUTTERILLS

est. 1992

69 High Street, Whitwell, SG4 8AH

**Guide price £400,000**



## A beautifully presented detached character cottage, centrally located in this sought after village.

This charming Grade II listed detached cottage is believed to date back to 1804 and offers many period features from this time, such as inglenook fireplace and exposed beams. The property has been updated by the current owners and the improvements include a re-fitted kitchen in 2016, re-fitted bathroom and cloakroom in 2017 plus fitted window shutters. The spacious accommodation includes a large sitting/dining room, cloakroom and kitchen. To the first floor there are two double bedrooms and family bathroom. Externally there is a five bar gate leading to a block paved driveway providing off road parking. The garden is raised with a decked seating area and summer house.

Facilities And Commuting - 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, Sherrardwood 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.

### ACCOMMODATION

**CLOAKROOM 7'1" x 2'10"**

**KITCHEN 12'4" x 6'10" (3.76m**

**SITTING/DINING ROOM 22'5"**

**FIRST FLOOR LANDING**

**BEDROOM ONE 10'1" x 9'11"**

**BEDROOM TWO 12'3" x 7'**

**BATHROOM 5'11" x 5'9"**

**OUTSIDE**

**DRIVEWAY PARKING**

**GARDEN**

**TENURE**

**FREEHOLD**

**EPC**

EER: Exempt as this is a Grade II

listed property.

### 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

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

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.









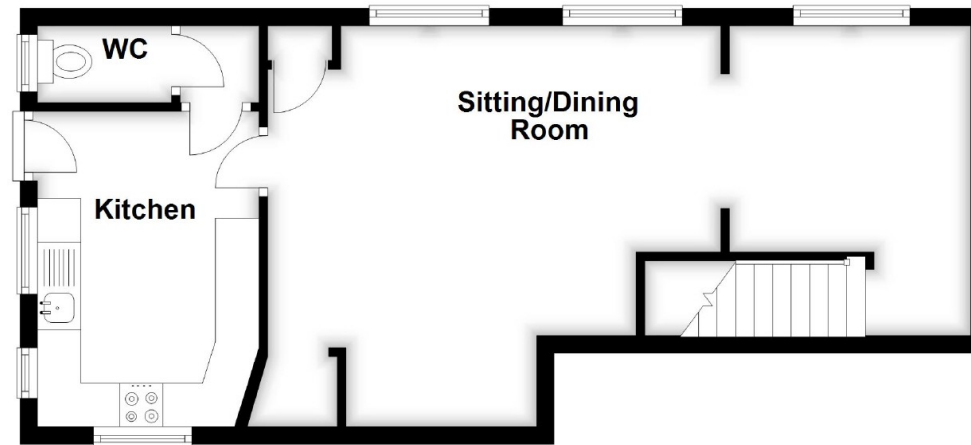




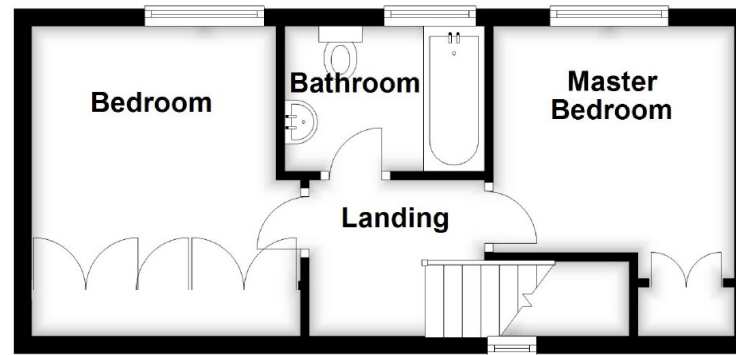




### Ground Floor



### First Floor



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