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14 Mayflower Close, Codicote, SG4 8SW

**Price £250,000**



## Improved and enlarged 2 bedroom village home with open countryside views

This end-of-row village house has been tastefully enlarged and improved to provide contemporary accommodation with far reaching countryside views. Approached via an entrance hall, the house provides comfortable lounge / garden room, modern fitted kitchen, family / dining room, two bedrooms and a bathroom. Outside is a well maintained and easily managed rear garden with sun deck and generous log cabin suitable for use as a hobby room or home office. To the front there is allocated parking and a mature front garden.

THIS HOUSE IS A PART OWNERSHIP PROPERTY - at £250,000 you will be buying 70% of the property and renting the remaining 30% (currently £89 per month). There is option to go on to buy some or all of the remaining property from Settle - Housing Association, over time or in one purchase. Shared ownership properties provide an excellent and more affordable opportunity for first time buyers.

Situated in a desirable turning close to the centre of the thriving & historic village of Codicote which provides conveniences for daily needs and includes a butcher, chemist, cafe, post office, newsagent, excellent general village store, fine selection of friendly pubs and eateries, outstanding Church of England primary school with state secondary education provided by schools in the nearby towns. There is the pretty church of St Giles, selection of Sports & Recreation clubs including: Codicote Tennis Club with three floodlit hard courts, 2 football pitches, badminton club, playgroups, local historical society & numerous other activities within the village details of which can be found at [www.codicoteparish.net](http://www.codicoteparish.net)

### Proximity

All distances and journey times are approximate: Knebworth 3.6 miles - Stansted airport circa 29 miles - London Heathrow Airport 39 miles - Luton Airport circa 9 miles - Welwyn Garden City 4.9 miles - Hitchin 8 miles The house is approximately 200 yards from country walks to Kimpton and Whitwell, half a mile from country walks to Old Knebworth and a couple of minutes away from countryside walks to Ayot St Lawrence. It is approximately 7 miles from the lovely old market town of Hitchin and approximately 0.3 mile from Codicote shops and Indian restaurant.

### The accommodation is arranged as follows:

Canopy porch over front door, with external side light, opening to:

#### Entrance Hall 6'0 x 6'0 (1.83m x 1.83m)

The entrance porch provides space for coats and shoes, there is space for a fridge freezer, integral meter cupboard, a ceiling light, attractive oak flooring, a door to the lounge and a door to:

#### Kitchen 7'10 x 7'5 (2.39m x 2.26m)

Fitted with contemporary white wall and floor units with cupboards and drawers providing excellent storage space and including a pull-out sorting waste bin, an overhead glazed storage cupboard and a fitted wine rack. There are attractive wooden working surfaces, which have tiled splash backs and a stainless steel sink with mixer tap and draining set under a window to the front. There is a wide opening to the family/ dining room, where the work top extends to provide a deep work surface or a breakfast bar from the other side. Appliances include a brushed stainless steel Hotpoint electric oven with a 4 ring halogen hob and stainless steel glazed extractor hood over, an integrated Hotpoint dishwasher, wall brackets for a microwave and space for a washing machine. There is oak flooring and inset spotlights.

#### Family / Dining Room 15'6 nt 13'8 x 13'10 (4.72m nt 4.17m x 4.22m)

This well proportioned and versatile room, which is currently used as a family/ dining room, has a window and double doors (to the conservatory) which provide far reaching views across the local countryside. There is a continuation of the Oak flooring, a ceiling light,

2 electric wall mounted Haverland heaters and a staircase, leading to the first floor, with useful open under stairs storage space and attractive timber treads.

#### Lounge / Garden Room 11'5 x 9'5 (3.48m x 2.87m)

This bright and airy room is of conservatory construction, but with a tiled roof and a vaulted, fully insulated, plastered ceiling, and provides lovely views across rolling fields. There is Oak flooring, a ceiling light, a Haverland wall mounted heater and high level opaque windows to either side. French doors and side windows run the width of the room and are fitted with attractive blinds. Fully insulated conservatory roof installed April 2016. [www.icon-conservatoryroof.com](http://www.icon-conservatoryroof.com)

STAIRCASE FROM FAMILY/DINING ROOM LEADING TO FIRST FLOOR:

#### Landing 6'2 x 5'7 max (1.88m x 1.70m max)

With a ceiling light, loft hatch, an airing cupboard housing a lagged hot water tank and shelved storage, and doors to all first floor accommodation including:

### **Bedroom 1 13'10 nt 10'6 x 9'2 nt 5'07 (4.22m nt 3.20m x 2.79m nt 1.70m)**

Another light and airy room with a window to the rear allowing for lovely views of the surrounding fields. With a wall mounted Haverland electric heater, ceiling light and an alcove ideal for fitted or freestanding wardrobes.

### **Bedroom 2 12'5 (into wardrobe) x 7'2 (3.78m (into wardrobe) x 2.18m)**

With a window to the front, an electric Haverland wall heater, ceiling light and built-in wardrobes with hanging space and overhead cupboards.

### **Bathroom 6'1 x 5'6 (1.85m x 1.68m)**

Re-fitted with a contemporary white suite comprising a panelled bath with an Aqualisa shower and a glass shower screen, dual flush WC with concealed cistern and a wash hand basin with mixer taps inset into a vanity unit with cupboards below. There is marble effect ceramic tiling to both the walls and the floor, with attractive feature dado tiles, a chrome heated towel rail, opaque window to the front, inset spotlights and an extractor fan.

## **Outside**

### **Garden**

With immediately adjacent decking leading to steps down to a lawned area (artificial grass) and then a further step down to a sun deck where there is space for a table and chairs and far reaching field views. There is panelled fencing, gated side access and a right of way with further gated access to one side.

### **Log Cabin**

A spacious outbuilding with internal measurements of 12'3 x 7'3 (3.73m x 2.21m). The log cabin is of quality construction with double glazed windows to two sides, glazed doors and power for lighting and heating, this versatile room is currently used as a spare / hobby room, but could serve equally as well as a home office.

### **Front Garden**

There are steps down to the front garden with an established bed containing mature shrubs that provide privacy, and with a brick retaining wall. There is a lawn (artificial grass), currently has a shed for storage, an outside tap and a shallow external cupboard for garden tools.

### **Parking**

Immediately to the front of the property there is an allocated parking space, with visitors' parking provided close-by.

### **Council Tax & Energy Efficiency Rating**

Council Tax Band - D - £1730

Energy Efficiency Rating - C

### **Shared Ownership Details**

The property is of shared ownership - the buyer will be purchasing 70% freehold of the house, the other 30% of the house being rented by The Settled Group. We understand that the buyers will have to be assessed as being suitable tenants to rent the 30% - currently the rental charge is £89 per month.

More details regarding the shared ownership can be found here: [www.settlegroup.org.uk](http://www.settlegroup.org.uk)

Buyers will need to be approved by Help to Buy East and South East -

[www.helptobuyese.org.uk](http://www.helptobuyese.org.uk)

Information from the help to buy website:

"You pay a subsidised rent on the remaining share that the Housing Association or Registered Provider still own. The combined monthly cost of mortgage and rent will normally be less than if you were purchasing the property outright.

In the future you can simply sell your share for its value at the time or alternatively you can purchase further shares in your home.

With most properties you are eventually able to own the property outright if you wish to, although there are some restrictions on rural schemes.

Am I eligible?

Your annual household income can be no more than £80,000.

You should be unable to purchase a home suitable for your needs without assistance. You cannot be a current home owner (or be named on the deeds of another property). You must not have any outstanding credit issues (i.e. Unsatisfied defaults or county court judgements).

### **Solar Panels**

Fitted by the current owners to both the front and rear of the roof, the solar panels provide a discount to electricity used at the property, and also an income by way of selling electricity to the national grid.

4 KW system solar panels installed September 2015. 16 high efficiency solar panels each with micro inverter plus solar iBoost hot water system. Feed in tariff payments guaranteed for 20 years. In addition to lower electricity bills FIT payments currently generates tax free income of £550 per year (payments are retail price linked). [www.gesslimited.com](http://www.gesslimited.com)

### **Viewing Information**

BY APPOINTMENT ONLY THROUGH  
PUTTERILLS OF HERTFORDSHIRE, THROUGH  
WHOM ALL NEGOTIATIONS SHOULD BE  
CONDUCTED, 01438 817007.

### **Please note:**

Disclaimer: Putterills endeavour to maintain accurate depictions of properties in virtual tours, floor plans and descriptions, however, these are intended only as a guide and intended purchasers must satisfy themselves by personal inspection.

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.



Views to the rear









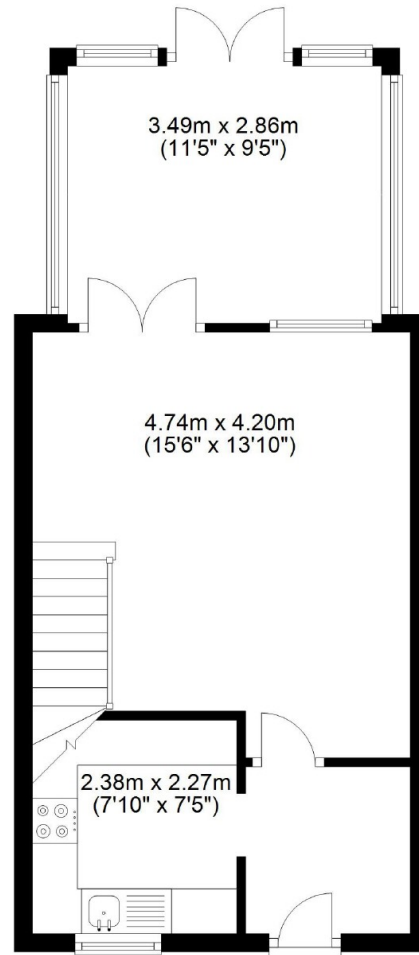
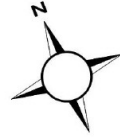






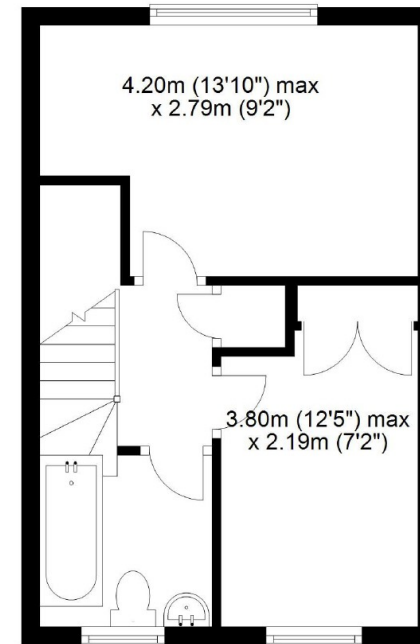
### Ground Floor

Approx. 38.5 sq. metres (414.0 sq. feet)



### First Floor

Approx. 28.1 sq. metres (302.6 sq. feet)



Total area: approx. 66.6 sq. metres (716.6 sq. feet)



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