



PUTTERILLS

EST. 1992

108 High Street, Walkern, SG2 7NU

£424,995

Charming Grade II listed cottage believed to date back to the 1640's with an abundance of period features whilst offering a surprisingly spacious arrangement of accommodation.

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A fantastic opportunity to purchase an enchanting Grade II Listed two/three bedroom detached cottage believed to date back to circa 1640 conveniently situated close to the centre of this desirable village. "Rosemary Cottage" has been sympathetically modernised and extended by the current owners whilst retaining an abundance of original period features combined with a stylish modern re-fitted kitchen and a most impressive dining room extension finished with a feature triple glazed vaulted ceiling. The cottage features two well proportioned heavily beamed reception rooms situated to the front with a substantial inglenook fireplace with oak bessemer and wood burning stove to the sitting room. The family room/bedroom three features a further brick built fireplace and a charming concealed staircase rising the the first floor. An inner hallway provides access to a modern, practical shower room/wc, whilst leading into the refitted kitchen with the dining room extension providing access to an intimate wooden decked courtyard, perfect for al-fresco dining. The staircase opens directly to a large well proportioned bedroom with feature wooden floorboards and beamed vaulted ceiling, a short staircase leads up into the family bathroom with a door opening to the charming master bedroom with original planked flooring, exposed chimney breast and exposed timbers. Outside there is a pretty cottage style garden to the front of the property and a second private courtyard to the other side leading to an allocated parking space at the side of the cottage.

WALKERN

Walkern is a select and pretty village set through country lanes approximately four miles from the nearest train station in Stevenage which has fast regular trains to London Kings Cross (approx 23 minutes). Within the village there are local shops including a convenience store, a renowned tea rooms, pubs, restaurants and a highly regarded infant/junior school which has an OFSTED rating of "Good".

SELLERS COMMENT

"We have loved living in this charming cottage within this beautiful village. Home is not a place, it's a feeling. Walkern and the captivating Rosemary Cottage has been our safe home for the last eleven years. We have enjoyed every second. We are now seeking interest for someone who will enjoy the atmosphere created by both this 1640 sympathetically modernised cottage and the surrounding picturesque village as much as we did. It's a beautiful, caring place to live"

THE ACCOMMODATION COMPRISES

Entrance portico with bloc tiled flooring, carriage light and English heritage plaque

leading to a heavy panelled front door with black ironmongery opening to:

LOUNGE 4.22 x 3.11 (13'10" x 10'2")

A fantastic introduction to this period cottage, of comfortable proportions featuring an impressive brick built inglenook fireplace with substantial oak Bessemer fitted with a Danish wood burning stove with concealed cupboard to one side believed to be the original bread oven. A wealth of exposed timbers to both walls and ceiling, travertine floor tiles, floor to ceiling radiator, secondary glazed window to the front elevation, period latched doors to:

FAMILY ROOM/BEDROOM THREE 3.91 x 3.41 (12'10" x 11'2")

Measurements include a delightful concealed turning staircase to the first floor with storage cupboard to one side. Feature exposed wooden floorboards, attractive brick built fireplace, floor to ceiling radiator, further exposed timbers to both walls and ceiling, secondary glazed windows to both the front and side elevations. It is worthy to note that the family room could be used as a ground floor third bedroom if so required.

INNER HALLWAY

Continuation of travertine floor tiles, coats cupboard, leaded light part glazed stable door to the side of the property, radiator and doors to:

DOWNSTAIRS SHOWER ROOM/WC 1.98 x 1.76 (6'6" x 5'9")

Fitted with a low level WC with a concealed cistern behind limed oak panel, vanity hand wash basin set to limed oak vanity shelf with matching cupboards below, double width shower enclosure with fitted shower, natural stone effect floor tiles with contrasting tiled splashbacks, radiator, down lighters and window to the side elevation.

KITCHEN 2.96 x 2.56 (9'9" x 8'5")

Fitted with a modern range of cream base and eye level units and drawers finished with Oak butchers block work surfaces with an inset white ceramic Belfast sink with carved drainer and counter mounted mixer tap. Matching Welsh dresser with plate display rack and frosted glazed cabinets above. Under unit and down lighters with wooden panelled splash backs. A range of appliances include an integrated stainless steel and

glazed oven with electric ceramic hob above, freestanding cream fridge freezer and dishwasher included in the sale. Shelved pantry with matching full height cream doors, natural stone effect floor tiles, radiator, window to the side elevation and door to:

DINING ROOM 4.21 X 2.11 (13'10" X 6'11")

The current owners have extended the cottage with the addition of a visually impressive single storey extension providing a flexible additional reception room finished with a feature vaulted apex roof line with twin banks of triple glazed velux windows affording a tremendous level of natural light. Stylish Oak flooring, decorative wooden panelling and perimeter downlighters. Window to the side elevation and glazed door to the front opening onto the wooden decked courtyard.

STAIRCASE

A most attractive turning staircase with exposed brickwork and timbers with roped handrail opening directly to the second bedroom.

BEDROOM TWO 3.64 x 3.48 (11'11" x 11'5")

Striking double room with a feature vaulted ceiling with further exposed timbers complemented by stripped exposed wooden floorboards. Secondary glazed windows to both front and side elevations, radiator, short flight of steps with cupboard to one side leading to the family bathroom with further door to:

BEDROOM ONE 4.09 x 3.70 (13'5" x 12'2")

A charming room featuring original wide planked floorboards complemented by a feature vaulted ceiling with further exposed timbers. Exposed chimney breast, radiator and window to the front elevation.

FAMILY BATHROOM 2.74 x 2.72 (9'0" x 8'11")

Surprisingly spacious with a central limed oak panelled bath, vanity handwash basin with matching cupboard below and brass effect mixer tap and low level WC. Wide oak planked flooring, radiator, downlighters. Port hole window to the rear elevation and further window to the side.

OUTSIDE

FRONT GARDEN

Pretty cottage style front garden with lawn flanked by stocked flower and shrub borders with pathway extending to the front door and gated access to the side courtyard.

SIDE COURTYARD

Private seating area finished with wooden decking with door to the breakfast room

SIDE LOBBY

Further enclosed courtyard area with space for wooden shed and wood store with gated access to parking space and stable door to the inner hallway.

PARKING

Allocated parking space conveniently situated to the side of the property.

AGENTS NOTE

It is worthy to note that in addition the owners have insulated the property and added a high-quality Worcester Bosch gas fired boiler with a weather compensator. The wood burning stove to the lounge is a Westfire Unique 17, all of which add to the energy efficiency of the property.



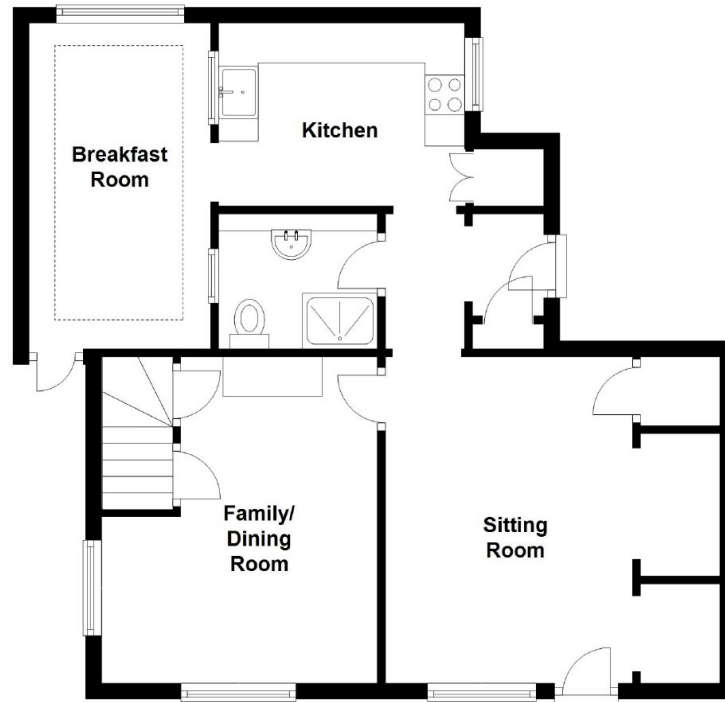




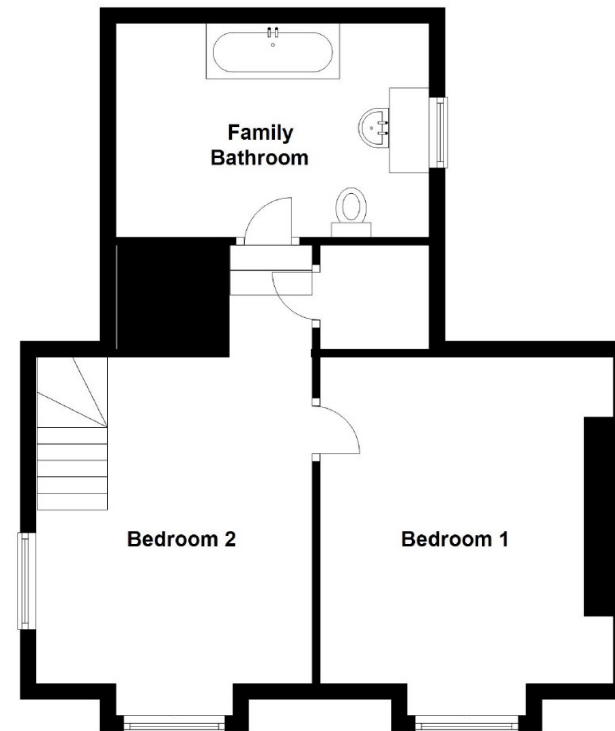




Ground Floor



First Floor



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