



PUTTERILLS

est. 1992

96 High Street, Walkern, SG2 7PG

£950,000

Grade II listed four bedroom detached cottage enjoying a glorious private plot in excess of half an acre whilst conveniently situated in the heart of this well regarded, popular village.

A charming four bedroom Grade II Listed detached cottage benefiting from a later substantial rear extension whilst enjoying the benefit of a delightful private plot in excess of half an acre combining substantial courtyard parking with an attractive detached barn/workshop and glorious, private gardens.

The original cottage boasts a host of period features including a most impressive full height galleried reception hallway, a wealth of exposed gnarled timbers and a fantastic brick built inglenook fireplace.

There are the practical advantages of sealed unit double glazing and gas fired central heating whilst the two-storey rear extension provides a most spacious open-plan kitchen/family room with the addition of a downstairs shower room. The first floor accommodation combines a generous master bedroom suite with a dressing room and a family bathroom whilst in full the accommodation comprises a full height galleried reception hallway, sitting room with stone built fireplace, dining room with brick-built inglenook, study/snug with wood burning stove, open-plan kitchen/family room, boot room, downstairs shower room/wc, a substantial first floor landing leading to four bedrooms including a generous master bedroom suite with a dressing room and a family bathroom.

### 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, renowned tea rooms, pubs, restaurants and a highly regarded infant/junior school which has an OFSTED rating of "Good"

### THE ACCOMMODATION COMPRISES

Substantial hardwood front door opening to:

#### RECEPTION HALLWAY

Full-height, heavy beamed galleried reception hallway with an attractive central staircase rising to the first floor flanked by storage cupboards to either side, a wealth of exposed timbers and brickwork, three radiators and three sealed unit double glazed windows to the side elevation. The reception hallway extends to the rear of the property with doors to the principle reception rooms, with a doorway to:

**DINING ROOM 4.58 x 3.96 (15'0" x 13'0")**

Dominated by a most impressive brick-built inglenook fireplace with tiled hearth and wood burning stove with a substantial oak bressummer, further exposed timbers, radiator and double glazed window to the side elevation. Latched door with steps to:

#### SITTING ROOM 5.88 x 3.44 (19'3" x 11'3")

A comfortable room featuring an attractive stone fireplace and hearth, exposed wall and ceiling timbers, two radiators and two sealed unit double glazed windows to the front elevation and one sealed unit double glazed window to the rear elevation.

#### STUDY / SNUG 3.77 x 3.13 (12'4" x 10'3")

A most comfortable additional reception room currently being used as a second sitting room with an attractive brick-built fireplace with an inset wood burning stove and tiled hearth with storage cupboard to one side. Radiator and sealed unit double glazed window to the side elevation.

#### DOWNSTAIRS SHOWER ROOM / WC 2.97 x 1.91 (9'9" x 6'3")

Fitted with a circular travertine hand wash basin set to a wooden effect vanity shelf with cupboard below, low level wc to one side and a corner shower cubicle with fitted shower. Travertine effect tiled flooring and splashbacks, radiator and sealed unit double glazed window to the rear elevation.

#### KITCHEN / FAMILY ROOM 6.01 x 4.49 (19'9" x 14'9")

Open-plan spacious kitchen/family room fitted with a comprehensive range of farmhouse style oak base and eye level units and drawers finished with a combination of wooden effect and granite work surfaces with a white ceramic double Belfast sink. Space and plumbing for kitchen appliances with an integrated oven and dishwasher. Terracotta floor tiles, downlighters and a dual aspect provided by two sealed unit double glazed windows to both the front and rear elevations. Door opening to the rear garden.

#### BOOT ROOM 2.94 x 1.63 (9'8" x 5'4")

Continuation of terracotta floor tiles, ample coat and shoe storage space and a sealed unit double

glazed window to the rear elevation.

### FIRST FLOOR GALLERIED LANDING

Split level first floor landing with steps leading to either end of the cottage with views to the galleried reception hallway below, further exposed timbers and brickwork, shelved linen and airing cupboard with a further eaves storage cupboard, latched doors opening to:

#### BEDROOM ONE 5.25 x 4.49 (17'3" x 14'9")

Measurements exclude door recess. A most comfortable master bedroom of excellent proportions with two sealed unit double glazed windows to the front elevation and one sealed unit double glazed window to the rear. Radiator and door to:

#### DRESSING ROOM 2.60 x 2.28 (8'6" x 7'6")

Fitted with a comprehensive range of built-in wardrobes and chest of drawers with a radiator and sealed unit double glazed window to the rear elevation.

#### BEDROOM TWO 4.90 x 3.44 (16'1" x 11'3")

A further double bedroom with exposed wide planked floorboards, radiator, exposed wall and ceiling timbers and sealed unit double glazed window to the front elevation.

#### BEDROOM THREE 3.53 x 3.48 (11'7" x 11'5")

Exposed wide planked floorboards, exposed timbers and a brick-built fireplace with an oak bressummer and wooden mantle. Sealed unit double glazed window to the side elevation.

#### BEDROOM FOUR 3.75 x 2.81 (12'4" x 9'3")

Measurements include a built-in cupboard, radiator and sealed unit double glazed window to the side elevation.

#### BATHROOM 3.25 x 2.95 (10'8" x 9'8")

White towel rail, low level wc, pedestal hand wash basin and wooden panelled bath with mixer tap and

shower attachment, radiator and sealed unit double glazed window to the rear elevation.

### OUTSIDE

The cottage is situated gable end onto the Village High Street with a long block paved driveway extending and widening to the rear of the cottage to provide a substantial parking courtyard, flanked by well stocked shrub borders.

### PARKING COURTYARD

Situated to the rear of the cottage, set beyond a most attractive deep flower and shrub border whilst providing parking for several vehicles leading to the detached barn and formal gardens beyond.

### DETACHED BARN / WORKSHOP 8.50 x 4.19 (27'11" x 13'9")

Substantial wooden clad detached barn with a pitched tiled roof with arched hayloft and double wooden doors, power and light and staircase rising to the first floor loft storage.

### AGENTS NOTE

It is our opinion that the barn could be converted to provide ancillary or annexe accommodation, subject to planning consent being obtained.

### GARDENS

A particular highlight of the property is the delightful rear garden, part divided by a central mature row of shrubs and specimen trees creating a natural division between a substantial lawned area further interspersed by deep flower and shrub borders extending to a wild flower meadow with further outbuildings to include a greenhouse, shed, fruit cage and raised composting area. In all over half an acre.

### AGENTS NOTE

There is a further overgrown one acre (approx) paddock beyond the rear boundary of the property which is to remain in the current owners possession.

### TENURE AND COUNCIL TAX

The Tenure of this property is FREEHOLD. The East Hertfordshire Council Tax Band is to be advised.

### VIEWING INFORMATION

Viewing is strictly by appointment only through Putterills of Hertfordshire, through whom all negotiations should be conducted.

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Talk to our Independent Adviser who will be pleased to discuss options with you.

Mr Adrian Murphy, Independent Mortgage Advice Bureau, 61 High Street, Old Town, Stevenage SG1 3AQ

T: 01438 360040. E: [adrian.murphy@imab.net](mailto:adrian.murphy@imab.net)















Total area: approx. 244.3 sq. metres (2629.2 sq. feet)



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