



Whitwell Road, St Pauls Walden Offers in Excess of £375,000

Hamlet life without giving up space - set-back cottage in St Paul's Walden and a long garden you'll actually use, not just mow | Kitchen that draws you in daily - front light, island for coffee, French doors into the full-length garden room | Garden room that earns its keep - play zone, craft table, spill-over dining or plants and laundry on wet days | Grown-up bedrooms - space for a real bed and storage, not weekend furniture shuffles | Downstairs bathroom off the hall - easy after muddy walks, garden time or bath-with-a-book evenings | Two useful outbuildings - quiet office/studio at the far end plus a brick store for bikes and kit | Suits village buyers - happy with lanes, on-street parking and a shared front path| Community you can feel - neighbours you'll know, apples over the fence, footpaths that pull you out at dusk | Close to what matters - Whitwell for daily bits and a pub; Hitchin for independents, markets and fast trains | Ideal next chapter - young couple, solo professional or new parents who want calm, character and room to grow



Cottage character, modern comfort, and a garden that just keeps going - tucked in the little hamlet of St Paul's Walden where lanes wind, fields open out, and neighbours actually know each other.

Morning life gathers in the refitted kitchen at the front: Shaker cabinetry in two tones with brass touches, a classic butler sink and cool-to-the-touch quartz that shrugs off hot pans and batch-cooking. The range sits neatly in a brick recess so prep space stays clear.

An island sorts coffee and quick breakfasts, big-format tiles mop clean in seconds, and at the back of the room French doors open into the full-length summer room so light and garden views run through the house. Mealtimes settle at the rear end of the kitchen, closest to those doors.

Warm days spill into the summer room and out to the terrace for easy suppers; when weather turns, that long glazed space becomes the extra zone every home needs - a play area you can tidy in one sweep, an overflow table when friends drop in, plants and laundry with the garden right there rather than in the middle of living space.

Evenings drift to the snug living room, log-burner on, shelves and alcoves keeping the room composed rather than cluttered. Bedrooms upstairs feel like proper rooms, not compromises - space for a full bed, cot or desk without the constant furniture shuffle.

You'll love the modern bathroom on the ground floor, off the hallway where it's practical after a muddy dog walk or a day in the garden - a freestanding, double-ended tub, floor-mounted taps you can reach without contortion, herringbone tiling that reads restful rather than clinical, and a vanity that hides the everyday kit.

Out back is the surprise - a long, mature garden that becomes your private little walk. Morning coffee on the first lawn, a deck partway down for long lunches, and a summer house at the far end for a quiet office, studio, or gym. There's room for veg beds and a toddler-friendly play patch without losing grown-up corners to read or unwind. It's a plot you can grow into, not grow out of.

Daily practicalities are honest ones. You park on Whitwell Road and head up steps to a shared front path, so it suits buyers happy with a village rhythm rather than those set on a driveway and level access. In return you get a friendlier pace: a quick chat with next door as you pass, apples traded over the fence, and footpaths that pull you out for an evening loop past the church and across open countryside.



For anyone new to the area, St Paul's Walden is a small Hertfordshire hamlet between Hitchin and Whitwell. Think big skies, hedgerow walks and a proper village pub in easy reach. Day-to-day bits - post office, convenience store, café - sit in Whitwell a short drive or bike ride away.

For work and weekends, Hitchin gives you a handsome market town centre with independent shops, places to eat, and fast mainline trains into London; road links put the A1(M) and A505 within easy reach, and Luton Airport is close enough for straightforward escapes. Home feels rural and unhurried; the town, the trains and the road network are there when you need them.

If you're starting out together, setting up solo with room to work from home, or welcoming a first child and refusing to compromise on space or setting, this cottage gives you the balance right now - and the garden, outbuildings and layout to shape the next chapter exactly how you want it.

| **ADDITIONAL INFORMATION**

Council Tax Band - D

EPC Rating - D

| **GROUND FLOOR**

Living Room: Approx 14' 11" x 10' 10" (4.54m x 3.31m)

Kitchen /Diner: Approx 19' 2" x 12' 2" (5.83m x 3.70m)

Conservatory: Approx 24' 9" x 10' 4" (7.55m x 3.16m)

Downstairs Bathroom: Approx 8' 9" x 8' 5" (2.67m x 2.57m)

| **FIRST FLOOR**

Bedroom One: Approx 14' 6" x 14' 2" (4.43m x 4.31m)

Bedroom Two: Approx 14' 10" x 10' 0" (4.52m x 3.04m)

Bedroom Three: Approx 12' 6" x 9' 2" (3.80m x 2.80m)

| **OUTSIDE**

Summer House: Approx 12' 10" x 8' 11" (3.91m x 2.71m)

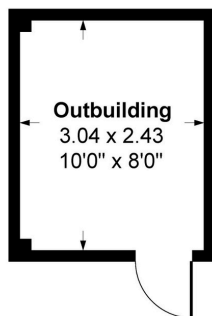
Outbuilding: Approx 10' 0" x 8' 0" (3.04m x 2.43m)

Large East facing rear garden



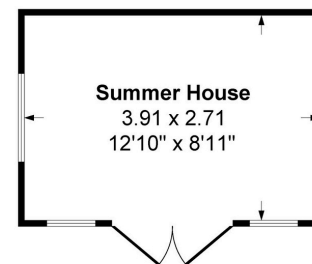
Outbuilding

Approx. 7.3 sq. metres (79.4 sq. feet)



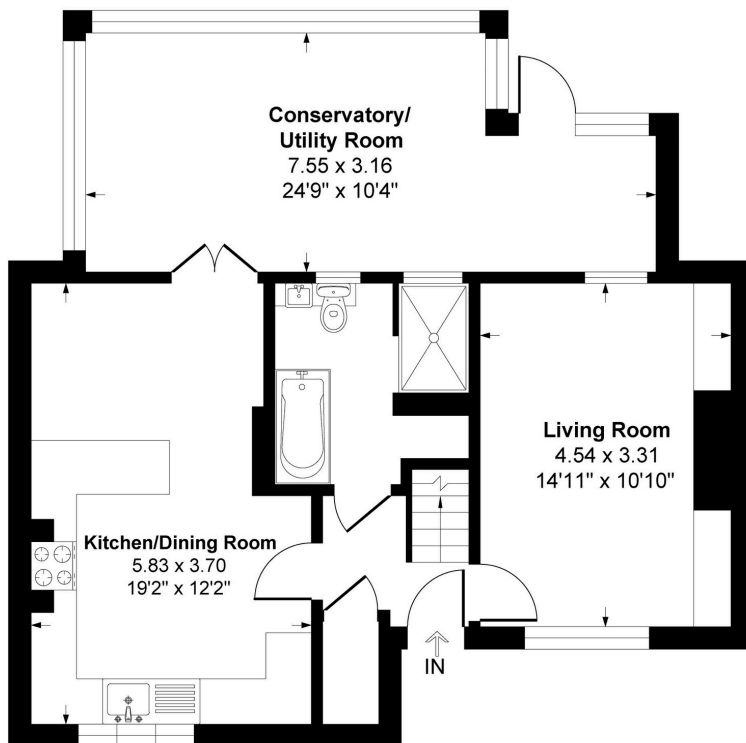
Outbuilding

Approx. 10.5 sq. metres (114.0 sq. feet)



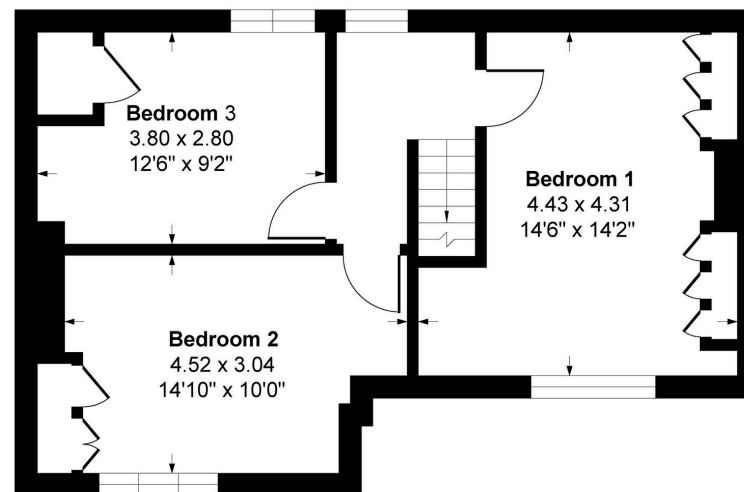
Ground Floor

Approx. 69.7 sq. metres (750.5 sq. feet)



First Floor

Approx. 47.1 sq. metres (507.4 sq. feet)



Total area: approx. 116.6 sq. metres (1255.6 sq. feet)

For guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, system and appliances shown have not been tested and no guarantee as to their operability can be given.





Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: info@leysbrook.co.uk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC