



Peach Cottage

Mill Lane, Weston, Hitchin,
Hertfordshire, SG4 7AJ

Freehold - OIEO £500,000

country
properties

A characterful light and very well presented detached 2/3 bed period cottage located on Mill Lane in the popular village of Weston. The cottage is offered to the market chain free! Peach Cottage is a delightful detached home that has recently been professionally redecorated and new carpets have been fitted throughout. Originally Peach Cottage was a pair of semidetached cottages dating back to the mid 19th century. Over the years the property has been updated and extended to now offer a large kitchen diner, lounge and family bathroom on the ground floor, with two comfortable double bedrooms and a further study/nursery on the first floor. Externally there is an enclosed and gated wrap around garden space with attractive beds and borders at the front, a small lawn area to the side, a courtyard area to the other side and a covered courtyard area to the rear. A beautifully presented "chocolate box" cottage which must be viewed in person to be appreciated!

- Chain free
- Particularly light & airy for the age and style of property
- 2/3 bedrooms
- Original character features
- UPVC double glazing throughout
- Modern heating & electrics
- Driveway parking for 1-2 cars
- Refreshed décor throughout
- EPC Rating G
- Council Tax Band E

Accommodation

Entrance Hallway

Under stairs storage cupboard, stairs rising to the first floor, opening to lounge, door to:

Bathroom

9' 11" x 5' 5" (3.02m x 1.65m)
Window to the front aspect, radiator, WC, wash hand basin, bath with shower attachment over.

Lounge

11' 9" x 11' 8" (3.58m x 3.56m)
Two windows to the front aspect, window to the rear aspect, radiator, open fireplace with brick surround and tiled hearth, glass panel door to:

Kitchen

12' 10" x 11' 6" (3.91m x 3.51m)
Window to the front and side aspect, radiator, range of wall mounted and base level units with work surface over, inset sink with drainer, integral oven/grill with ceramic hob over, space for a washing machine and fridge/freezer, built in pantry cupboard, external door to side.

First Floor

Landing

Two windows to the rear aspect, radiator, doors to:

Bedroom One

11' 7" x 12' 3" (3.53m x 3.73m)
Window to the front and side aspect, radiator.



Bedroom Two

10' 7" x 8' 9" (3.23m x 2.67m)

Window to the front and side aspect, radiator.

Bedroom Three/Study

8' 3" x 7' 8" (2.51m x 2.34m)

Window to the front aspect, radiator, built in wardrobe, airing cupboard housing tank and electric boiler.

External

Gardens

1 - 2 car driveway to the side, gated access to the wrap around courtyard garden, covered washing drying area at the rear, timber storage shed, wood storage and drying area,. Ornamental beds and borders to the front.

Agents Notes

Weston

This picturesque village is popular with ramblers, horse riders and cyclists and is situated within North Hertfordshire located 4 miles north of Stevenage and 2.5 miles south of Baldock. There is easy access to the A505, A507 and A1(M) making it a super destination for commuters looking for a peaceful retreat at the end of a hard day in the office. Within the village there is a highly regarded C of E Primary School that feeds into The Knights Templar school, a general village store with post office, two village pubs and a village hall that hosts many local events. Holy Trinity Church is the parish church which hosts classical musical concerts throughout the year and in the churchyard is the supposed grave of the legendary giant Jack O' Legs. A lovely place to live and play!

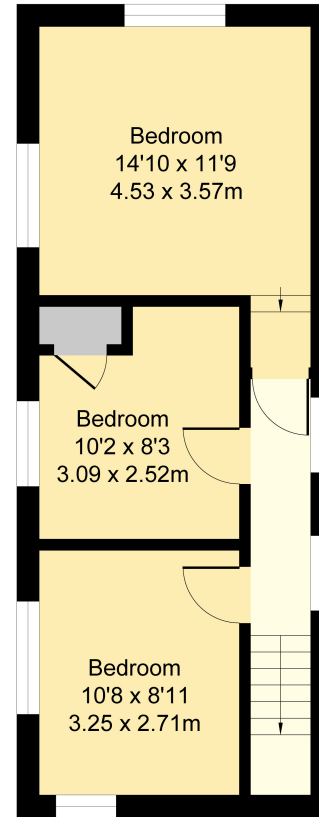
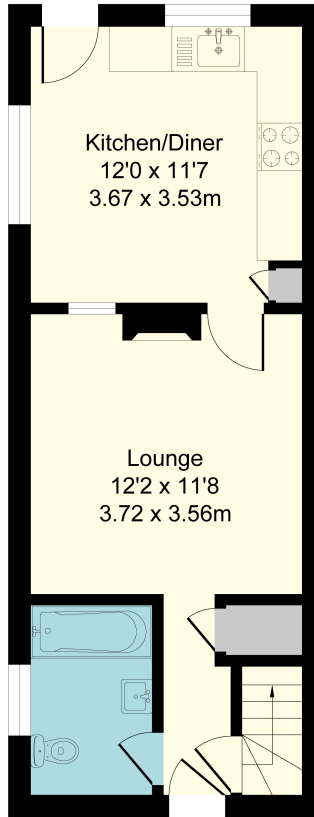




Peach Cottage, Weston

Ground Floor
Area: 36.0 m² ... 388 ft²

First Floor
Area: 35.3 m² ... 380 ft²



Total Area: 71.3 m² ... 768 ft²
All Measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		64
(39-54)	E		
(21-38)	F		
(1-20)	G	20	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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