



Hill Cottage

Hitchwood Lane, Preston, Hitchin,
SG4 7RY

Guide Price £1,850,000

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Nestled amidst the picturesque landscapes of the Preston countryside, Hill Cottage exudes timeless charm and offers a rare opportunity to own a tranquil retreat. With its quaint ambiance, ample living space, and additional annex, this property is a haven for those seeking a serene lifestyle. Hill Cottage is situated on Hitchwood Lane, a sought-after location renowned for its peaceful surroundings and scenic views.

Step into the expansive reception hall, which leads through to a captivating living room adorned with a striking fireplace. The dining room boasts charming dual aspect windows and connects seamlessly through to the wonderful kitchen/dining room. Nestled at the end of the property, discover a cozy family room/snug with double doors out to the rear. The fitted kitchen, complete with appliances and separate utility room, features double doors out to the grounds. The second staircase is from the family room and leads up to the first floor. The guest bedroom is to the other end of this floor and offers wonderful views over the grounds and the practicality of an ensuite shower room. The ground floor is completed with a downstairs cloakroom.

The stairs rise to the first floor accommodation where you are met with wonderful picture windows overlooking the countryside to the rear. The amazing principal bedroom comes with a superb three piece bathroom ensuite. There are then a further four bedrooms and family shower room. This floor is then completed with the wonderful mezzanine.

The additional annex/ summer house offers versatility, whether utilized as guest accommodation, a home office, or a creative space, providing endless possibilities. It offers a sumptuous living space with bifold doors, open kitchen area, bedroom and a three piece shower room.

The gardens bask in a delightful south westerly aspect, ensuring tranquillity and seclusion. A beautifully designed formal lawn garden beckons, serving as the perfect outdoor entertainment space with a wonderful patio featuring an ample seating area. The further lawn gardens and paddock provide an unspoiled vista of countryside and enchanting woods. The gardens stand out as a true highlight, with its profusion of well-tended flower beds, a meticulously maintained lawn and vast paddock area.

In conclusion, this exquisite period residence offers an enchanting and character-rich haven for modern family living. Its spacious rooms, tasteful features, and captivating gardens combine to create a warm and welcoming atmosphere, ideal for contemporary families seeking a truly remarkable home.

- Characterful Cottage: Hill Cottage exudes character and charm, with exposed beams, cozy fireplaces, and a warm ambiance throughout.
- Modern Comforts: While retaining its traditional charm, the property boasts modern amenities, including a fully equipped kitchen and contemporary bathrooms.
- Natural Surroundings: Set within expansive grounds, the property enjoys stunning views of the surrounding countryside, offering a serene escape from the hustle and bustle of everyday life.
- Versatile Annex: The annex provides flexible accommodation options, catering to a variety of needs and preferences, whether for guests, extended family, or workspace.
- Paddock and Gardens: The extensive paddock and well-maintained gardens offer ample space for outdoor pursuits, relaxation, and enjoying the beauty of nature.
- There is planning permission to convert a current shed and storage into a two story barn conversion. Full details available on the NHDC planning website







Approximate Gross Internal Area
 Ground Floor = 148.0 sq m / 1,593 sq ft
 First Floor = 99.3 sq m / 1,069 sq ft
 (Including Mezzanine / Excluding Voids)
 Outbuilding = 30.0 sq m / 323 sq ft
 Total = 277.3 sq m / 2,985 sq ft

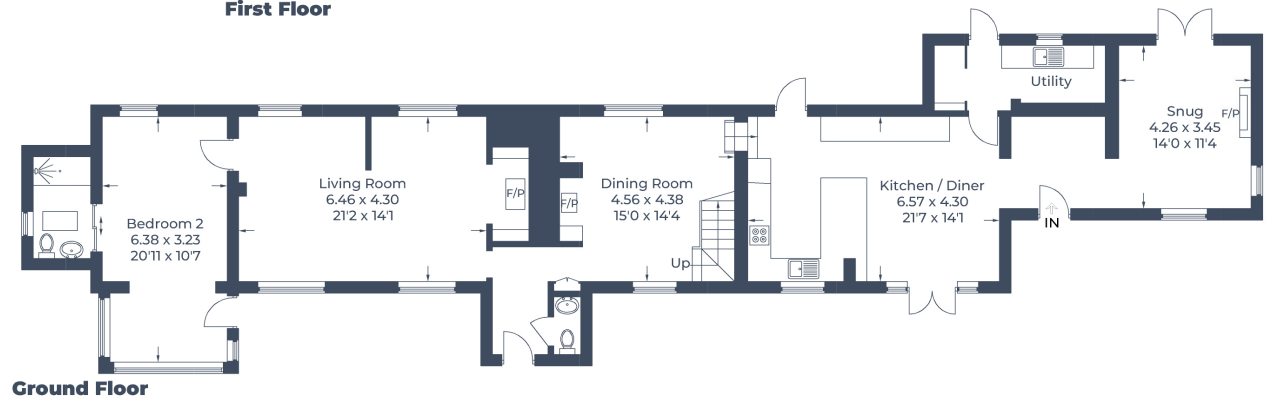
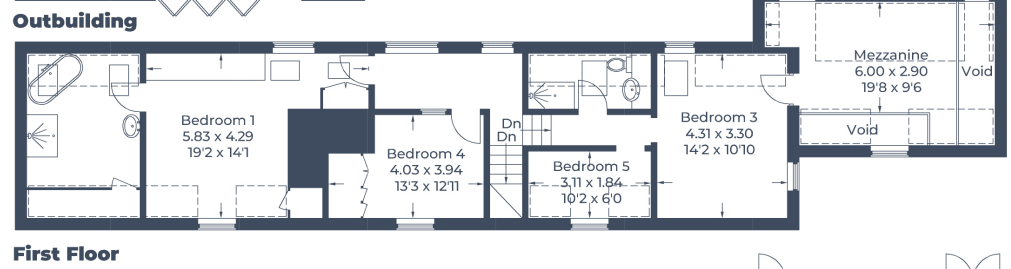
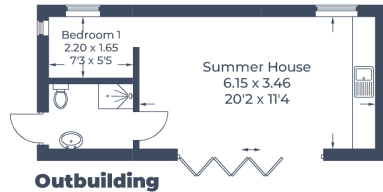


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Viewing by appointment only

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