



# Wisteria Cottage

High Street, Whitwell, Hitchin,  
Hertfordshire, SG4 8AL  
Guide Price £1,100,000

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We are delighted to showcase this wonderful period home which offers the perfect blend of character and modern contemporary living. Parts of the property date back to circa 1640 and the property was originally two separate cottages. The property has many amazing features including exposed beams and brick work and two brick fireplaces with log burners. This family home sits on a plot of approximately 0.18 of an acre and the phenomenal rear garden extends out and backs onto the river Mimram offering superb views over open countryside and beyond.

The accommodation expands to over 2000 sqft and commences with the generous entrance hall which offers stairs rising to the first floor, door to storage cupboard and to downstairs cloakroom. The property benefits from three amazing reception rooms, including a family room, versatile study or playroom and wonderful sitting room with a beautiful inglenook fire place. The hub of the house is the superb open plan kitchen/breakfast rooms. These are both light and airy, the kitchen offers a superb vaulted ceiling and doors out to the rear garden. This floor is completed with the utility room. Upstairs there are four wonderful bedrooms with the principal bedroom offering a three piece en suite shower room. This floor is completed four piece bathroom suite.

Outside to the rear is the most beautiful rear garden which backs on to the river Mimram. The garden starts with a patio area which seamlessly steps down to the large lawn area. This is bordered by an abundance of mature trees and planted shrub borders. Beyond the picket fence at the bottom of the garden is a built brick summer house set within a peaceful seating area which has the river flowing past.

Wisteria cottage has not only been extended but completely transformed by the current owners and we would strongly recommend a viewing to fully appreciate the space and craftsmanship that this property has to offer.

- A simply stunning four bedroom character family home
- Wonderful blend of character and contemporary living occupying over 2000sqft of accommodation
- Versatile accommodation with four reception rooms and stunning kitchen
- Phenomenal rear garden that backs on to the river Mimram
- Beautiful setting over looking the open countryside
- 6.2 miles, 14 mins drive to Hitchin town centre (as per Google Maps)
- 6.3 miles, 19 mins drive to Harpenden town centre (as per Google Maps)

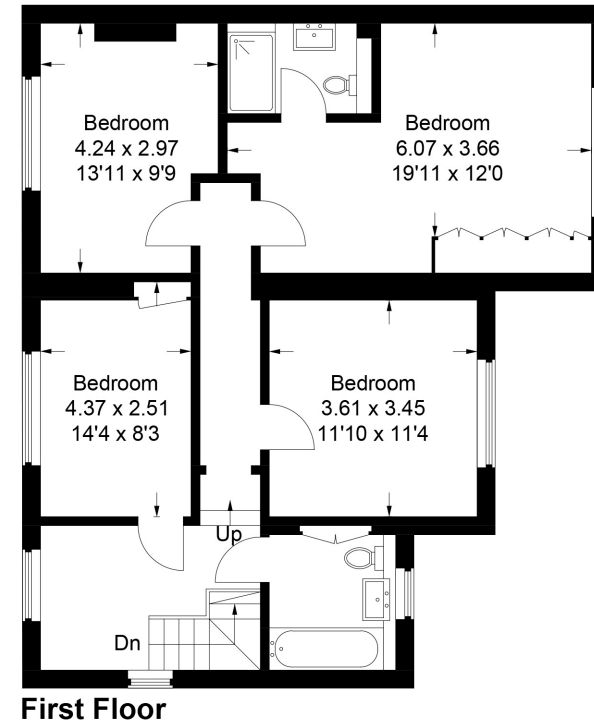
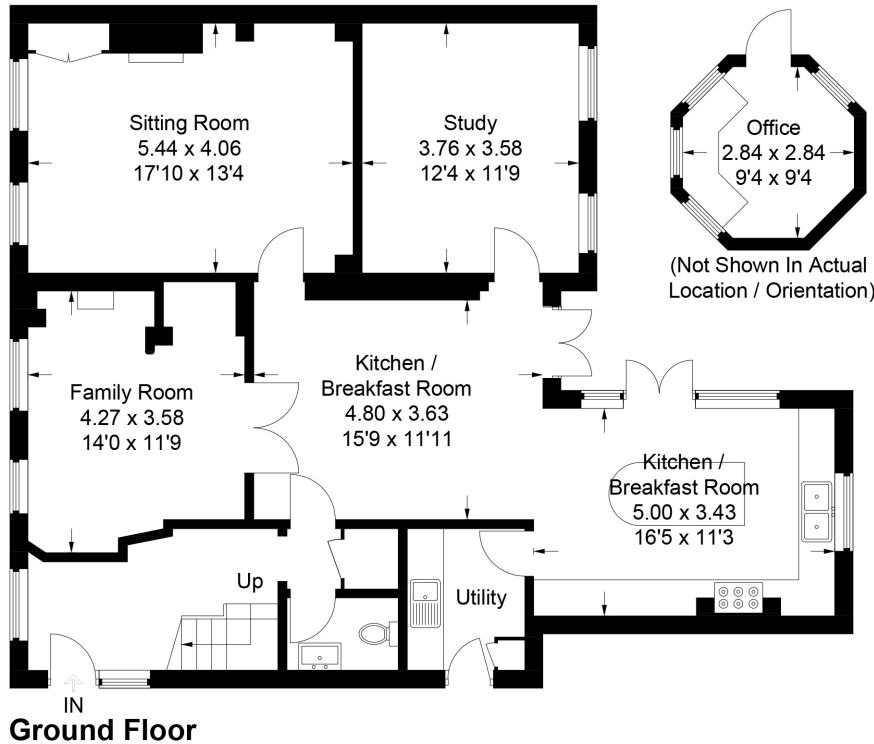






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Approximate Gross Internal Area  
Ground Floor = 111.3 sq m / 1,198 sq ft  
First Floor = 82.4 sq m / 887 sq ft  
Office = 6.7 sq m / 72 sq ft  
Total = 200.4 sq m / 2,157 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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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

## Viewing by appointment only

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