



# Manley Highway Cottages

Pirton Road, Hitchin,  
Hertfordshire, SG5 2ES  
Guide Price £450,000

COUNTRY PROPERTIES  
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A beautiful two bedroom cottage located on the outskirts of West Hitchin and surrounded by the glorious Hertfordshire countryside

This charming property has been thoughtfully extended and refurbished by the current owners and is presented in stunning order throughout.

The ground floor features a delightful living room with large fireplace and log burner with doors into a wonderfully bright kitchen / dining area looking over the garden. Upstairs there are two double bedrooms serviced by a stylish bathroom.

Outside is landscaped rear garden and pebbled driveway proving off road parking. Further benefits include a basement ideal for storage and a garage en-bloc

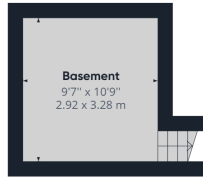
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide variety of restaurants and pubs and highly regarded girls and boys schools. There is also a mainline railway station providing direct access to Kings Cross and Cambridge.

- Two bedroom semi detached
- Driveway providing off road parking
- Garage
- Basement
- 2.2 miles, 9 min drive to Hitchin train station (as per Google maps)
- 1.3 mile, 4 minute drive to Hitchin town centre (as per google maps)

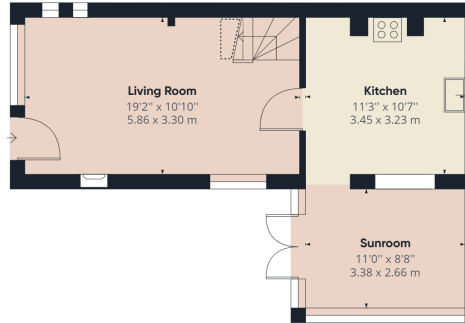




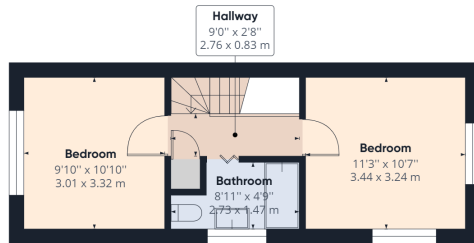




Floor -1 Building 1



Floor 0 Building 1



Floor 1 Building 1

**Approximate total area<sup>(1)</sup>**

861.78 ft<sup>2</sup>  
80.06 m<sup>2</sup>

**Reduced headroom**

7.15 ft<sup>2</sup>  
0.66 m<sup>2</sup>

(1) Excluding balconies and terraces

⌘ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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 valuation, contact the numbers listed on the brochure.

## Viewing by appointment only

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# COUNTRY PROPERTIES

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