



Ninesprings Cottages

Wymondley Road, Hitchin,
Hertfordshire, SG4 9QL
Guide Price £749,995

COUNTRY PROPERTIES
PART OF HUNTERS

A rare opportunity to purchase this unique semi-detached family home which is situated on a generous plot with amazing south-facing gardens on the edge Hitchin. The property, which dates back to the mid-1800s, offers a generous level of accommodation of over 1650 sqft including garage, with scope to extend at the rear (subject to planning permission).

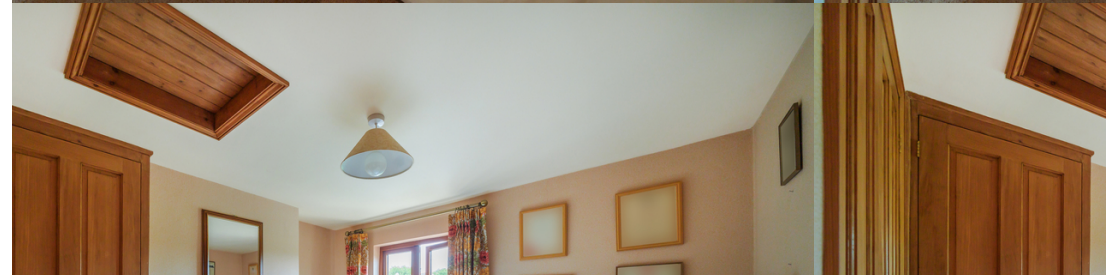
The property starts with a generous and welcoming hallway which leads through to the main living areas. To the right is a cosy living room with a feature fireplace and ample windows allowing plenty of light to flow through. There are double doors which lead through to the wonderful kitchen space which in turn offers double doors out to the patio area. There is then a well-equipped utility room and downstairs shower room. To the rear of the property is an additional reception room with dual aspect windows and double doors leading out to the rear garden.

The first floor commences with the principal bedroom with three piece en-suite shower room. There are two further bedrooms with built-in wardrobes and a three piece suite family bathroom. To the front of the property is a block paved driveway providing off road parking and access to the garage. There is a planting area and side access leading to the rear. The rear garden is a joy to behold and needs to be viewed to fully appreciate. There is a rear patio area with steps up to the landscaped garden which offers a variety of planting areas, mature trees, ample lawn, as well as a vegetable garden with a large greenhouse and shed, leading to an orchard with access to the brook.

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 many outstanding primary and secondary schools. There is also a mainline railway station providing direct access to London, Cambridge and Peterborough.

- Three bedroom semi detached property offering over 1650 sqft of accommodation
- Kitchen/breakfast room with additional utility room
- Two reception rooms with the rear over looking the gardens
- Fabulous landscaped rear garden
- 1.1 miles, 21 min walk to Hitchin train station (as per Google maps)
- 1.2 miles, 23 mins walk to Hitchin town centre (as per Google maps)
- NO ONWARD CHAIN
- SG4 9 catchment area for schools



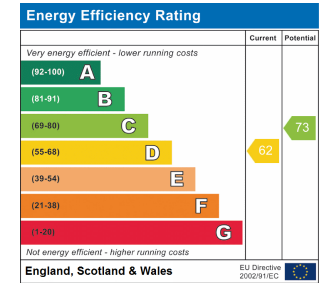
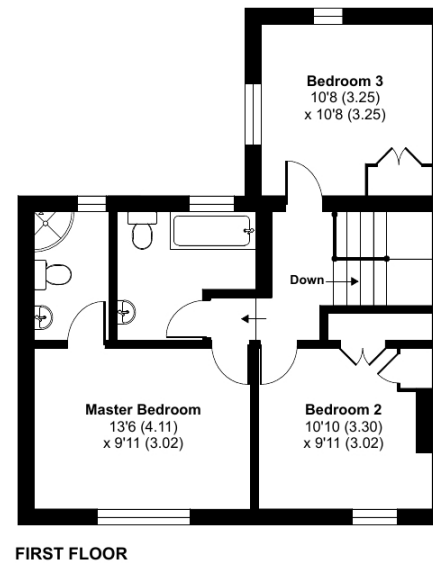
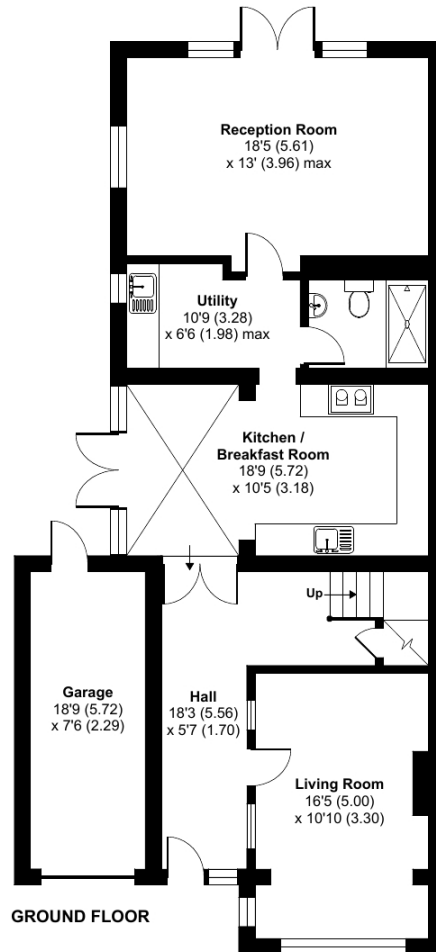


Approximate Area = 1538 sq ft / 142.9 sq m

Garage = 132 sq ft / 12.2 sq m

Total = 1670 sq ft / 155.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1003386



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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