



3 The Birches, Codicote, Hitchin, Hertfordshire, SG4 8UL

- FULL REPLACEMENT WINDOWS 2025
- WREN FITTED KITCHEN
- COMPLETE UPPER CHAIN WITH COMPLETION DUE SPRING 26
- VIEWS OVER ROLLING CONTRYSIDE
- SWIFT PURCHASE AVAILABLE
- GARAGE EN BLOC
- FOUR BEDROOMS
- QUIET CUL-DE-SAC JUST OFF THE VILLAGE HIGH STREET



PROPERTY DESCRIPTION



ROOM DESCRIPTIONS

TERMS OF SALE

The property is being marketed for a Part Exchange sale on behalf of Taylor Wimpey. All offers will be presented to The New Homes Group and will be subject to qualification. All acceptable offers will be subject to an exchange of contracts within 28 days. However this will vary depending on the house builder and time of year. All parties concerned must be aware of this prior to submitting an offer. The homeowners are purchasing a New Build property with an expected completion date of Spring 2026 however could be subject to change.

WELCOME TO THE BIRCHES

Designed with space and flexibility in mind, this impressive home is ideal for both everyday family life and hosting guests. Complimented with the village lifestyle yet convenient for modern living. A bright entrance hall with cloakroom/WC sets the tone and leads through to a striking L-shaped reception room. This space is filled with natural light from floor to ceiling windows and features double doors that connect seamlessly with the kitchen and dining area. The contemporary Wren kitchen/diner is well equipped with an extensive selection of wall and base cabinetry, wood work surfaces, glass splashbacks, and a blend of integrated and freestanding appliances. Large sliding doors open onto the patio, providing easy access to the garden and making the most of the open countryside outlook.

HEAD ON UP

On the first floor, a roomy landing with built-in cupboards and loft access gives way to four good-sized bedrooms. The principal bedroom enjoys fitted double wardrobes and uninterrupted views over neighbouring fields. A second spacious double bedroom is positioned at the front of the property, while the remaining two rooms offer versatility as additional bedrooms or home working spaces. The family bathroom is generously proportioned.

TOUR THE GROUNDS

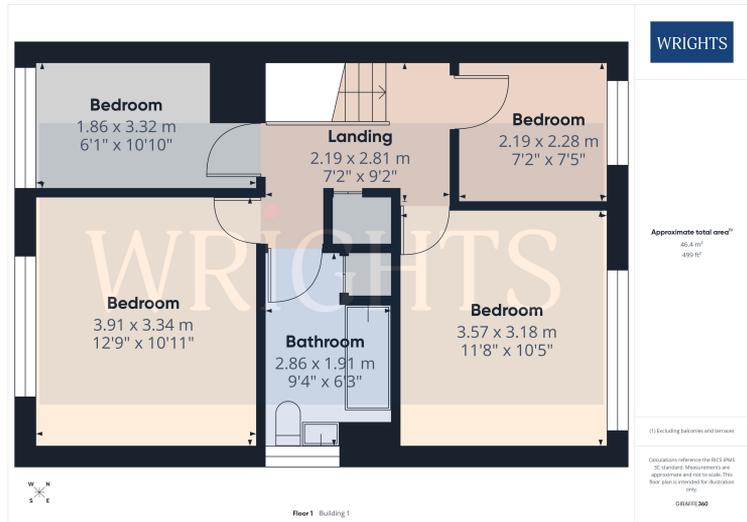
The home enjoys a peaceful, private rear garden arranged over multiple levels and bordered by open countryside. A spacious decked area provides an excellent setting for outdoor dining and entertaining, with steps leading down to a neatly kept lawn below. There is a Garage En-Bloc and the local area offers unrestricted street parking.

ABOUT CODICOTE

Codicote is a large village, and civil parish about seven miles south of Hitchin in Hertfordshire, England. It has timber-framed and chequered brick houses, of special interest being the 18th-century Pond House and the half-timbered Taverners Place. Codicote Lodge is 18th-century and Codicote Bury 17th-century. The pretty Hertfordshire village of Codicote has a history going back at least 1500 years but the earliest written reference to the village comes from the year 1002 when King Aethelred (Ethelred the Unready) sold the manor of 'Cuthingcoton' to one of his advisors, a man named Aelfelm. Codicote is a delightful village, with over 70 listed buildings to explore. Many of the older buildings have blue plaques outlining the property's history. The village name evolved during the Saxon period and refers to the 'cote', or cottage, of a man named Cudda.



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Welwyn Garden City
36, Stonehills, Welwyn Garden City, AL8 6PD
01707 332211
wgc@wrightsof.com