



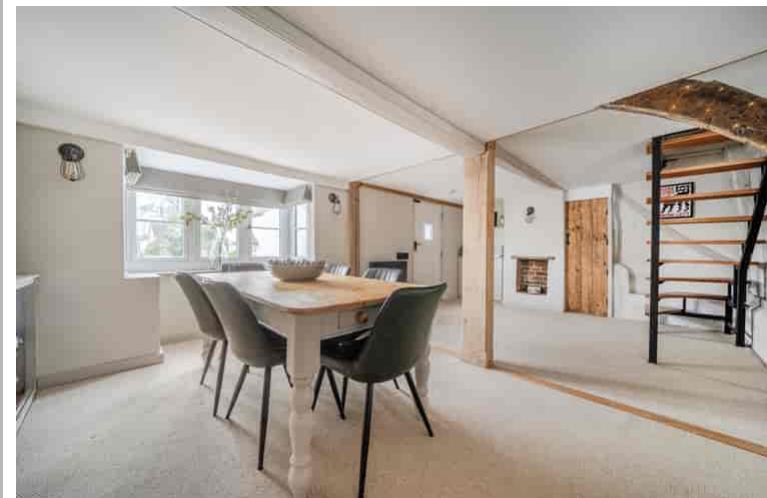
Wheelwright Cottage

High Street, HENLOW,
Bedfordshire, SG16 6BS
£625,000

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properties

This charming home, dating back to the 1600s, combines period character with contemporary comfort to create a warm and inviting lifestyle. Exposed beams, latch doors, and other original features sit harmoniously alongside thoughtfully updated interiors, offering a perfect balance of history and modern living. There is gated access to private parking and a double garage, the property enjoys privacy and convenience while being situated in the highly sought-after village of Henlow. Ideal for those who appreciate character, comfort, and village life, this exceptional home offers a unique opportunity to enjoy both heritage and everyday modern living.

- Dual aspect master bedroom with feature vaulted ceiling and exposed beams.
- Re-fitted downstairs shower room and upstairs bathroom
- 17ft living room with exposed beams, wood-burning stove, and double doors to garden with convenient log store access.
- Gated driveway and parking leading to detached double garage with power and light
- Just a short commute to nearby Arlesey mainline station - (38 mins) to London St Pancras
- Charming and individual – full of period features, yet enhanced for today's lifestyle, offering a perfect blend of character, warmth, and modern convenience.



INTERNAL GROUND FLOOR

Dining Room

20' 1" max x 13' 10" into bay (6.12m max x 4.21m into bay) Stairs rising to first floor. Exposed wall and ceiling beams.

Double glazed walk in bay window to front aspect. Feature fire place. Built in storage cupboard to chimney recess. Victorian style radiator. Door into Living room, Kitchen/Breakfast room and Boot room.

Boot Room

Vaulted ceiling with multi pane windows to both sides and door leading to rear garden. Ideal storage space.

Living Room

17' 10" max x 12' 5" max (5.43m max x 3.79m max) Two double glazed windows to front. Exposed wall beams. Inset wood burning stove with exposed chimney breast and stone hearth. Feature wall lights. Two Victorian style radiators. Multi pane double doors onto rear garden.

Kitchen/ Breakfast Room

24' 8" max x 12' 2" max (7.51m max x 3.70m max) A range of wall and base units with oak worksurfaces over. Inset ceramic sink and drainer unit with swan neck mixer tap over. Built in electric oven and hob with glass splashback. Space for Rayburn range cooker (subject to separate negotiation) Breakfast bar. Space for fridge/freezer. Exposed wall and ceiling beams. Two double glazed windows to front and double glazed window to side aspect. Vertical radiator. Stairs rising to first floor with understairs storage cupboard housing combination boiler newly fitted in 2025. Walk into rear lobby.

Rear lobby

Wood paneling to dado height. Door to Shower room. Double glazed window to side and multi pane double glazed door to rear garden.



Shower Room

Suite comprising wash hand basin, low level WC and shower cubicle. Tiled splashbacks. Tiled flooring. Heated towel rail. Extractor fan. Obscure double glazed window to side.

FIRST FLOOR

Landing

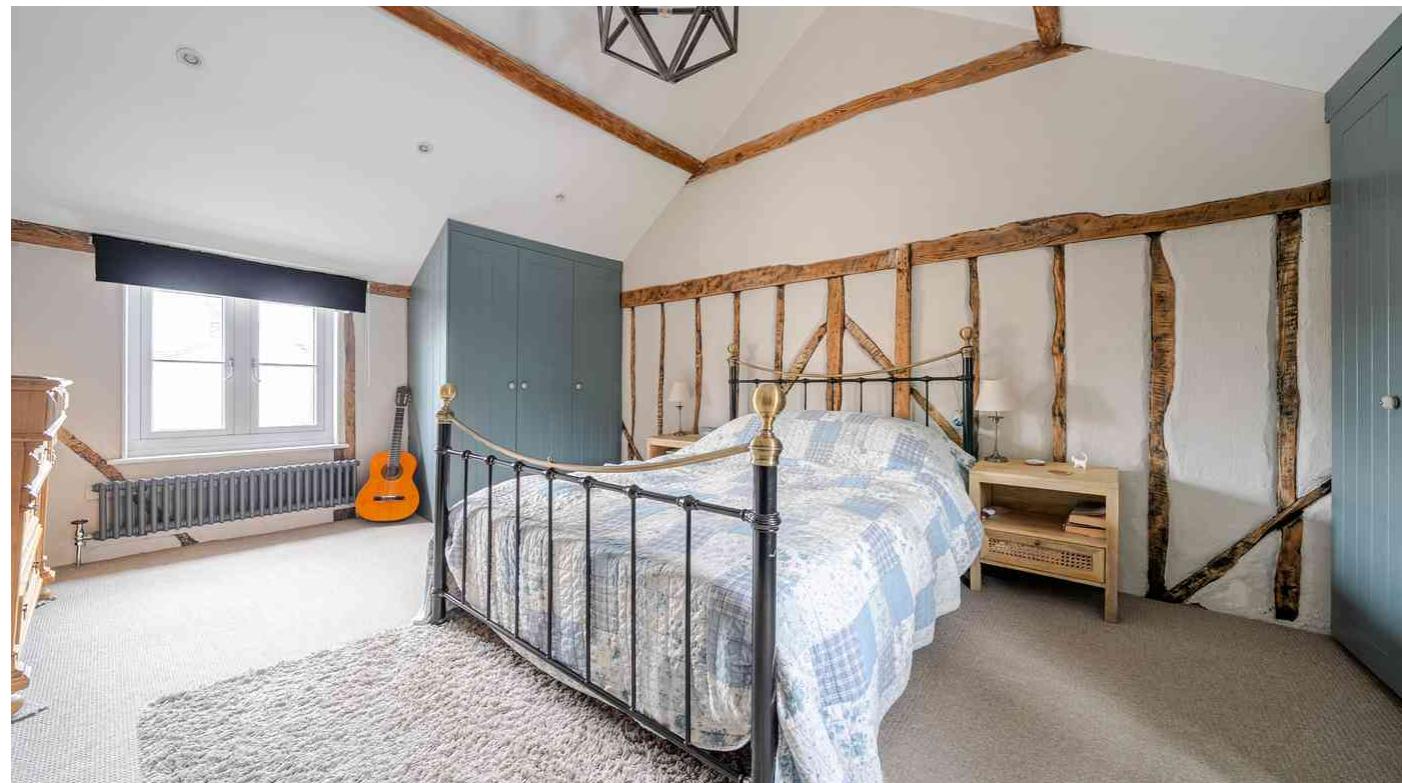
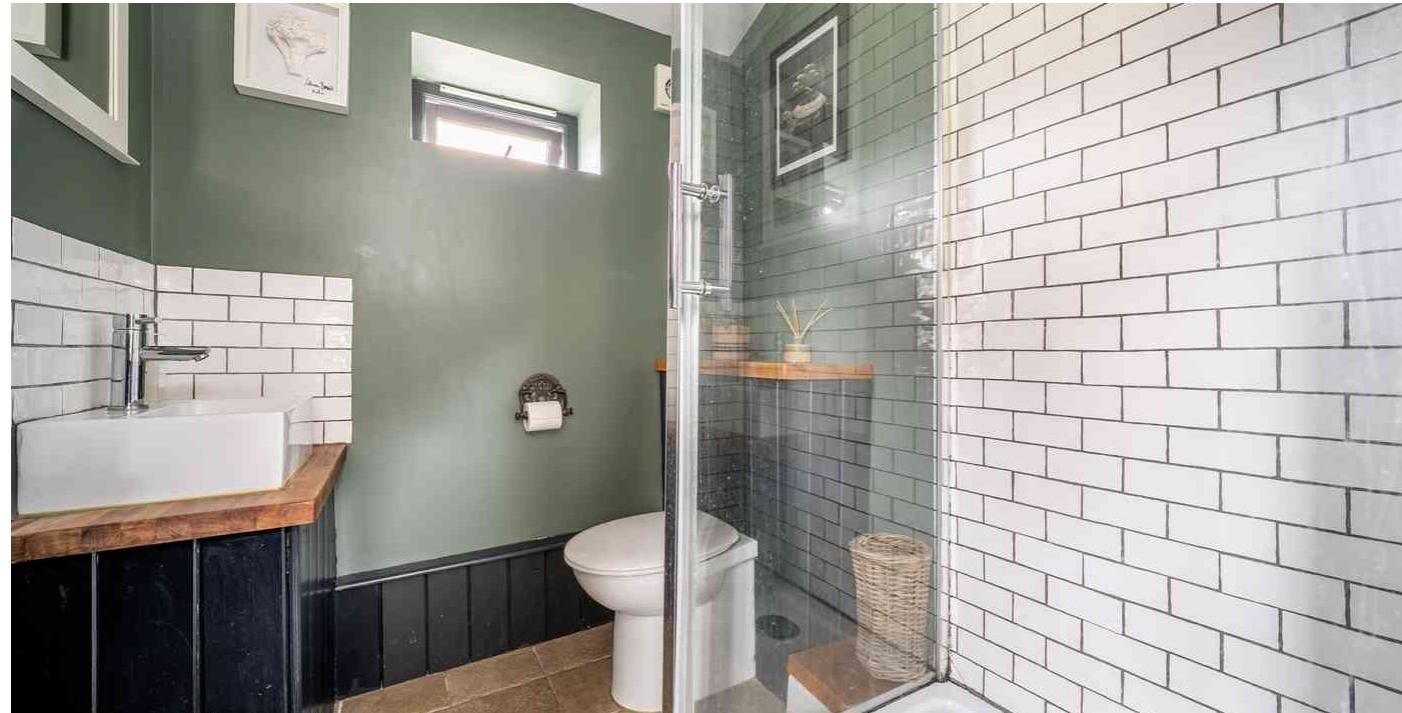
Doors to Bedroom One, Bedroom Two and Bathroom. Stairs down to Dining room.

Bedroom One

18' 0" max x 12' 4" max (5.49m max x 3.77m max) Master bedroom with dual aspect double glazed windows to front and rear. Exposed wall and ceiling beams with spotlights. Two Victorian style radiators. Feature vaulted ceiling. Built in wardrobes to both sides.

Second Landing/Family area

12' 4" x 7' 3" (3.75m x 2.21m) Double glazed window to rear. Exposed wall and ceiling beams. Second stairs down to ground floor kitchen. Doors to Bedroom Two and Three.



Bedroom Two

12' 3" x 10' 0" (3.73m x 3.05m) Dual aspect double glazed windows to front and rear aspect. Exposed wall and ceiling beams. Door to landing.

Bedroom Three

12' 5" max x 10' 9" max (3.79m max x 3.27m max) Double glazed window to front aspect. Exposed wall and ceiling beams. Loft access. Radiator.

Bathroom

Bathroom suite comprising wash hand basin, low level WC and panel enclosed bath with telephone mixer attachment over. Heated towel rail. Extractor fan. Exposed wall and ceiling beams. Tiled flooring. Obscure double glazed window to front aspect.

OUTSIDE

Front Garden

Double gates onto the driveway providing off road parking for multiple cars and parking for 1 car in front of gates. Raised flower and shrubs border enclosed by privet hedging. Feature lighting.

Rear Garden

Fully landscaped rear garden with large paved patio area and steps up to lawn area enclosed by low brick retaining wall, inset flowers and shrubs. Further paved patio area with pergola over, power points and feature lighting. External water tap. Covered brick built log store.

Garage

Double garage with remote control roller door. Power and light. Space and plumbing for washing machine and tumble dryer. Base units with worksurfaces over.





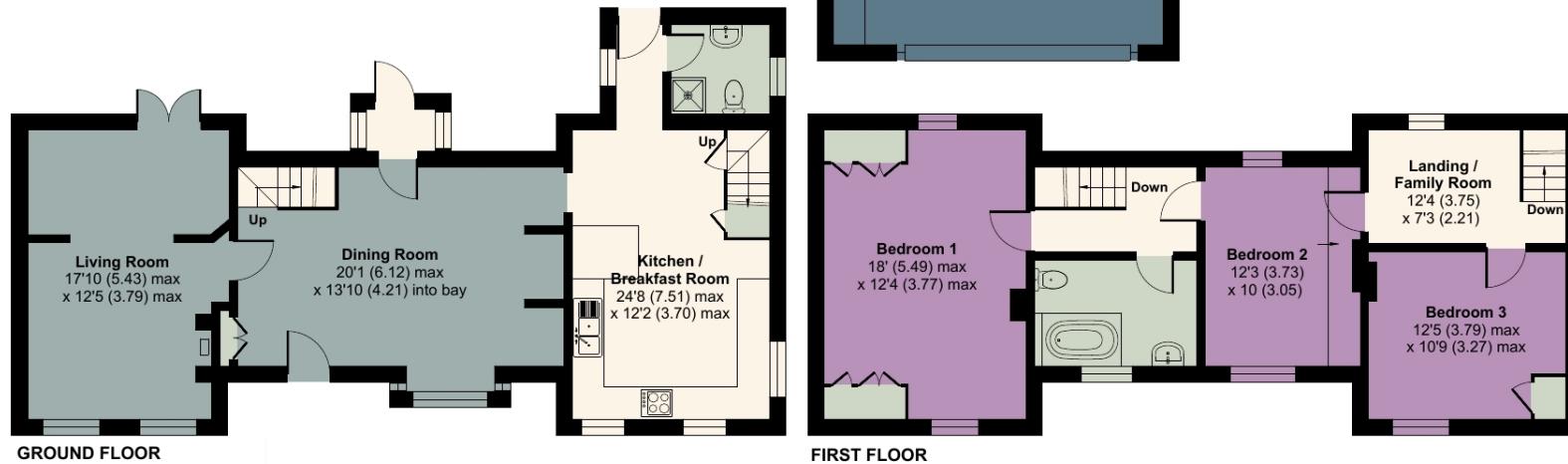


Approximate Area = 1473 sq ft / 136.8 sq m

Garage = 332 sq ft / 30.8 sq m

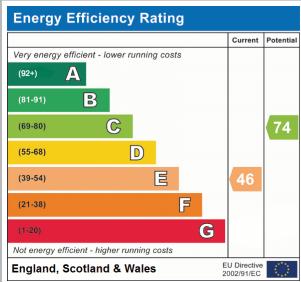
Total = 1805 sq ft / 167.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichécom 2026. Produced for Country Properties. REF: 1415517

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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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