



Tower Cottage, Mill Lane, Weston, Hitchin, Hertfordshire. SG4 7AJ





5 Bedroom Semi-Detached House

£875,000 Freehold

Tower Cottage is an exceptional home in one of the most sought-after villages in Hertfordshire. This lovely 5-bedroom family home in Weston backs onto open fields with wonderful views. You are within strolling distance of Weston school with a good Ofsted rating, the village shop, the Cricketers pub and let's not forget Westons Cricket Club and Rugby Team. The house sits on a plot approaching 0.22 of an acre with lovely rural views. The house is approximately 2500 sq ft. and has been extended to provide a comfortable family home with a beautiful ground floor. It's difficult to say which room is the most impressive, but the open plan kitchen and family space enjoys fantastic views. This exceptional home has been extended and modernised to the highest standard, offering luxurious living while retaining all the warmth and charm of its original character. From the moment you enter, you're greeted with a seamless blend of old and new, original stonework and cosy fireplaces sit effortlessly alongside contemporary finishes, bespoke fittings, and light-filled open-plan spaces. Every detail has been thoughtfully considered, creating a home that is as functional as it is beautiful, with generous living areas, high-spec bathrooms, and a stunning kitchen at its heart. Surrounded by open fields and tranquil views, this is a rare opportunity to enjoy the very best of rural living in a home where traditional character meets modern elegance.

- Weston
- Five bedrooms
- 0.22 of an acre garden
- Rural views
- Double garage
- Good Ofsted rated school
- Village shop and pub
- EPC rating E. Council tax band F

Ground Floor

Entrance Hall:

Radiator, original quarry tiles, understairs cupboard, stairs to first floor.

Kitchen:

Abt. 20' 0" x 26' 5" (6.10m x 8.05m) Range of fitted wall and base units, with wood work surfaces and a white quartz centre island with sunken sink and drainer, double glazed bi fold doors to two aspects with sky light. Integrated dishwasher and integrated fridge. Built in oven, microwave, hob and extractor fan. Engineered oak wooden flooring.

Lounge:

Abt. 18' 5" x 22' 5" (5.61m x 6.83m) Double glazed windows to front and side aspects, 2x radiators, log burner, build in cupboard/shelves, engineered hard wood flooring.

Snug:

Abt. 18' 0" x 9' 0" (5.49m x 2.74m) Double glazed window and sky light, radiator, laminate wood-effect flooring.

Utility/Boiler Room:

Plumbing for washing machine, butlers sink and base unit, boiler & water tank.

Inner Recess:

Radiator, space for desk with pantry recess off to side.

Boot Room & WC:

Door to garden, double glazed window, radiator, half tiled, dog shower, WC, sink, frosted double glazed window & heated towel rail.

First Floor

Bedroom One:

Abt. 12' 0" x 12' 0" (3.66m x 3.66m) Double glazed windows to two aspects, radiator, built in wardrobes, fitted carpet.

Ensuite:

Walk in shower cubicle, low level WC, wash hand basin, heated towel rail, double glazed frosted window.

Bedroom Two:

Abt. 8' 5" x 7' 5" (2.57m x 2.26m) Double glazed window, radiator, built in wardrobes, fitted carpet.

Bedroom Three:

Abt. 11' 0" x 9' 0" (3.35m x 2.74m) Double glazed window, radiator, wooden floorboards, original fireplace feature.

Bedroom Five:

Abt. 8' 5" x 7' 5" (2.57m x 2.26m) Double glazed window, radiator, fitted carpet.

Family Bathroom:

Double glazed window, roll top bath, walk in shower cubicle, heated towel rail, low level WC wash hand basin. Wooden floorboards.

Second Floor

Bedroom Four:

Abt. 15' 0" x 10' 5" (4.57m x 3.17m) Double glazed window, multiple storage cupboards, fitted carpet.

Walk-in Loft Room:

Abt. 24' 5" x 8' 0" (7.44m x 2.44m) Double glazed window and two 2x Velux windows, radiator, under-eaves storage cupboards, fitted carpet.

Outside**Front Garden:**

Pea shingle front garden with parking for multiple cars, double garage with up and over doors, bin & wood store area.

Rear Garden:

Mainly laid to lawn with shrub and flower border to one side and vegetable garden to other. Indian sandstone pathway around house and curved wall around patio area to rear with steps up and pathway to fire pit. Wooden garden fence and gate overlooking fields to rear. Oil tank and access doorway to garage.

Additional Information**Agents Note:**

Draft particulars yet to be approved by vendor and may be subject to change.

Anti-Money Laundering (AML):

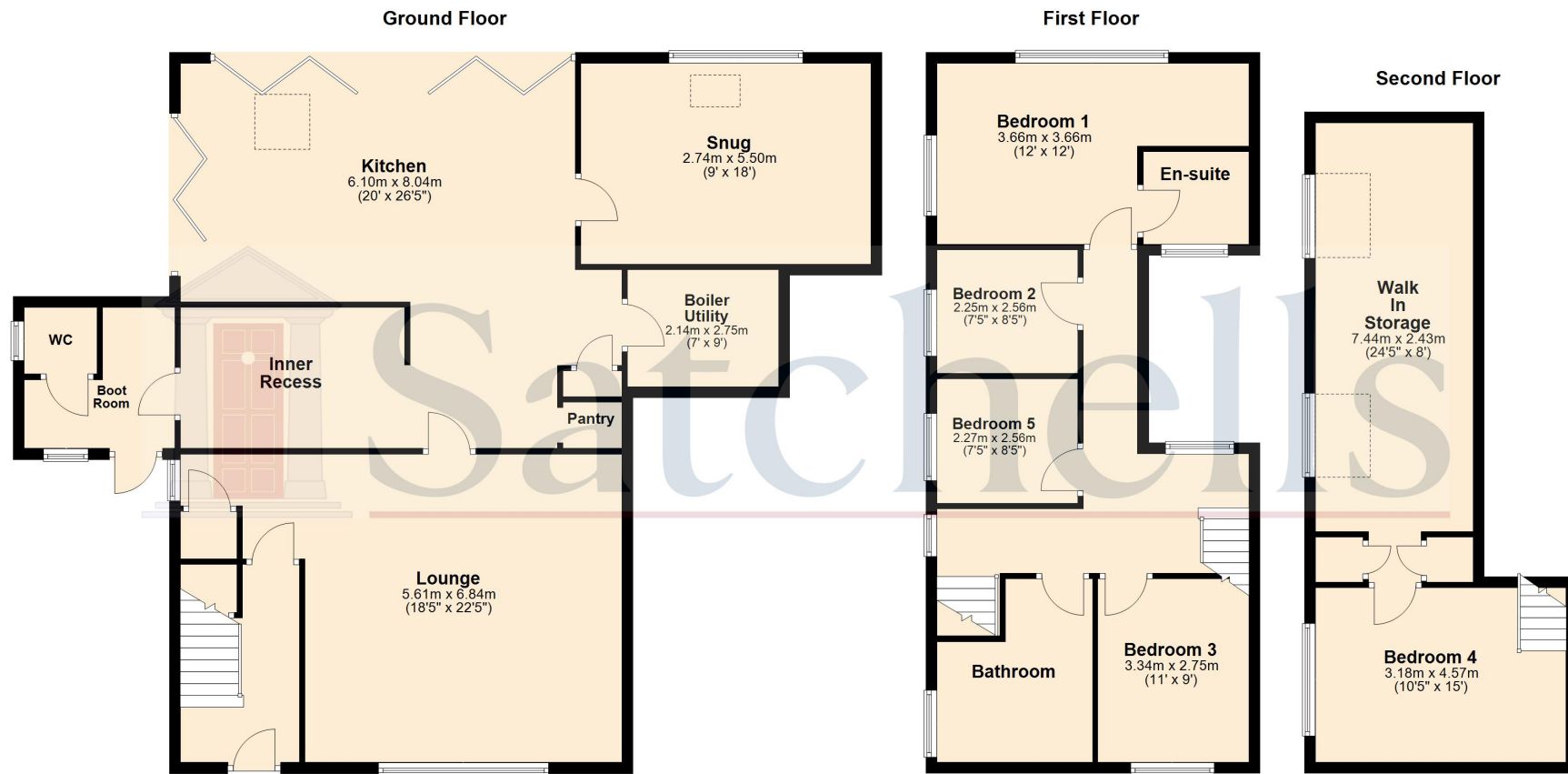
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These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.





For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.