



Kempe Cottage
Tilehouse Street, Hitchin,
Hertfordshire, SG5 2DY
Guide Price £800,000

COUNTRY PROPERTIES
PART OF HUNTERS

This unique property is situated just off the sought after location of Tilehouse Street in Hitchin's town centre and offers a delightful blend of historic charm and contemporary living. Upon entering, you will be captivated by its characterful features, including exposed wooden beams and a welcoming ambiance that immediately sets it apart.

The accommodation commences with a welcoming entrance porch which offers windows to all sides and leads through to the open plan living and dining area, this streams through with light coming from double aspect windows. The kitchen offers a range of modern units, integrated and free standing appliances and double doors leading through to the courtyard garden. The inner hallway offers under stairs storage, doors to both the study and cloakroom and a further door out to the courtyard. The study provides a storage cupboard and offers double doors onto an additional courtyard garden. On the first floor there are three bedrooms with the second bedroom offering a three piece en-suite shower room. The floor is completed with a three piece family bathroom. Outside, the front garden is mainly decorative shingle with some established soft planting and pathway to front door. There is an additional shingle area that the current vendors have used for further parking. There is a rear courtyard garden with patio area, a side garden with patio and further shingle and seating area. There is also parking available in the form of a driveway to the side of the property.

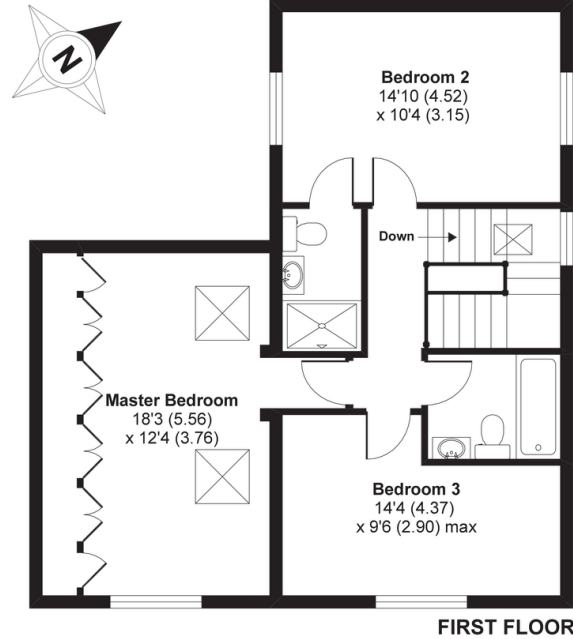
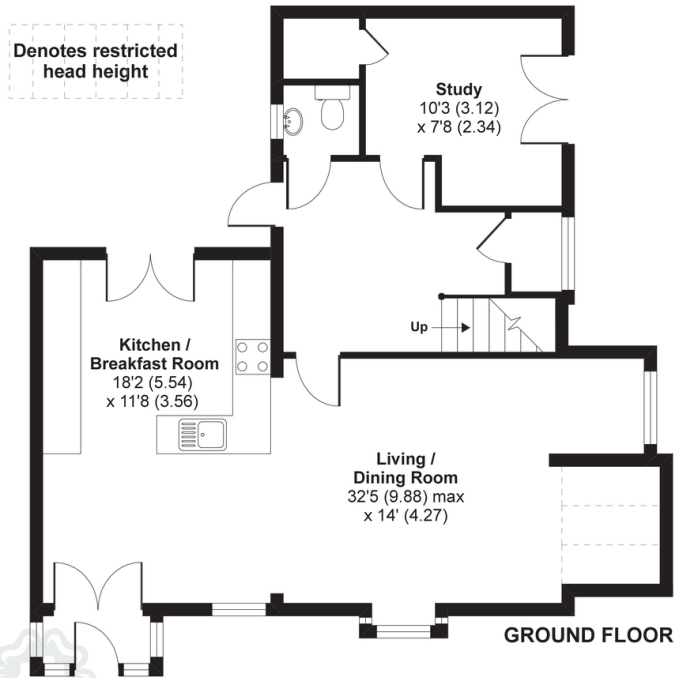
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide 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.

- A period character cottage
- Three bedrooms
- Beautifully presented throughout
- Historic town centre location
- Open plan living area to the ground floor
- Beautifully appointed kitchen and bathrooms
- Oak flooring throughout the downstairs
- Courtyard style rear garden
- Off road parking
- 0.3 miles, 3 min walk to Hitchin town centre (as per Google maps)
- 1.1 miles, 21 min walk to Hitchin train station (as per Google maps)





APPROX. GROSS INTERNAL FLOOR AREA 1401 SQ FT 130.1 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		78	87
England, Scotland & Wales		EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Viewing by appointment only

Country Properties | 6, Brand Street | SG5 1HX

T: 01462 452951 | E: hitchin@country-properties.co.uk

www.country-properties.co.uk

