



**High Street**  
Whitwell, HITCHIN,  
Hertfordshire, SG4 8AG  
Guide Price £800,000

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properties



This superb four bedroom family home resides on High Street overlooking the fields to the rear in the highly sought after village of Whitwell. The property resides centrally and prominently in the village which is within easy walking distance to the local amenities and the open countryside.

This home offers wonderfully light and balanced accommodation throughout and is evenly arranged over two floors. Commencing with the entrance hallway that flows through offering stairs rising to the first floor accommodation, downstairs cloakroom, utility room with space and services for washing machine and tumble dryer and access to the main living areas. To the left hand side is the front sitting room which is currently used as a study. On the other side is the lovely kitchen/dining room which is light and airy with a real country feel. The dining room opens out on to the rear garden. The floor is completed with the main living room with a wood burning stove.

Upstairs there are four really good size double bedrooms all offering wonderful views, the principal bedroom offers an en-suite shower room and the floor is finished with both the family bathroom and airing cupboard.

The property resides on a lovely rear plot with a wonderful rear garden bordered by both fencing and mature trees. There is a lovely patio area leading out from the rear of the house and flows onto the lawn area. The driveway runs down the side of the property and leads down to three off road parking spaces.

Whitwell Village is surrounded by beautiful Hertfordshire countryside and has the benefit of a general store for day-to-day needs, popular primary school, doctors' surgery and two pubs. More comprehensive shopping and educational facilities are in the nearby towns of Hitchin (5.4 miles) and Harpenden (approx 5.7 miles) together with mainline rail services to London.

- A wonderful four bedroom family home
- Generous kitchen/diner and two further reception rooms
- Principal bedroom with en-suite shower room
- Mature rear garden with patio area
- Driveway and off road parking
- 6.7 miles, 14 mins drive to Hitchin Mainline train station (as per Google maps)
- 6.6 miles, 12 min drive to Hitchin town centre (as per Google maps)





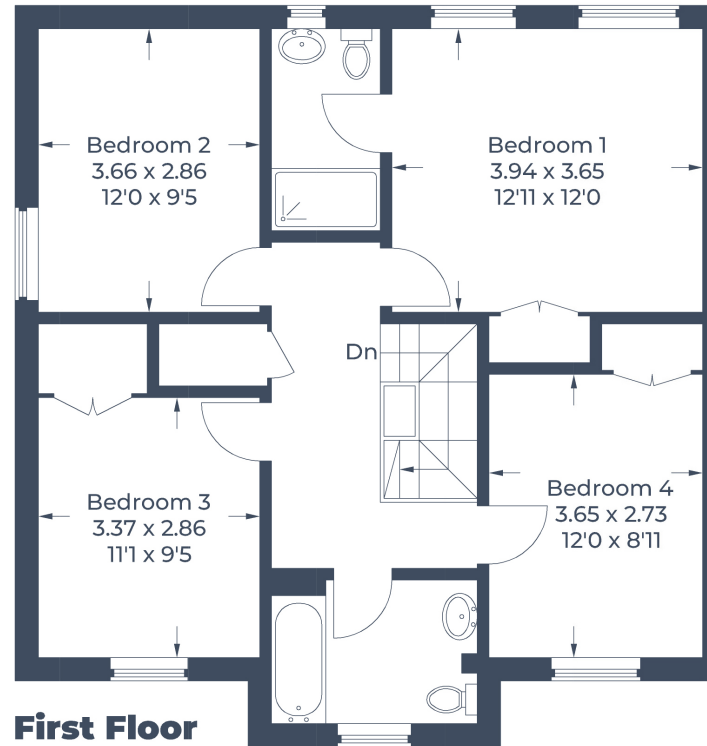
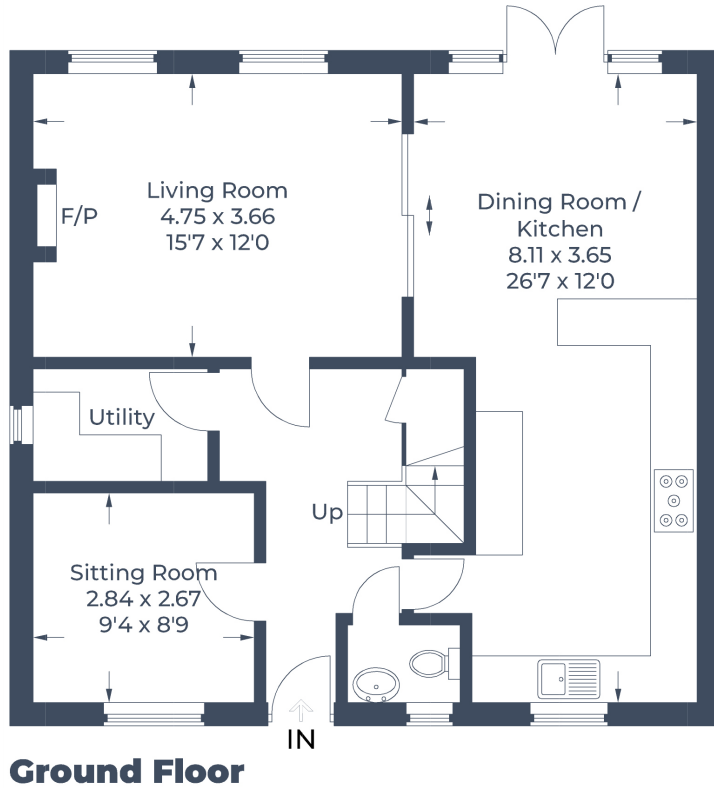








Approximate Gross Internal Area  
 Ground Floor = 69.6 sq m / 749 sq ft  
 First Floor = 71.5 sq m / 770 sq ft  
 Total = 141.1 sq m / 1519 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		69	82
England, Scotland & Wales		EU Directive 2002/91/EC	

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 measurements are approximate, not to scale.  
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Viewing by appointment only

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