



9 Taverners Place, Codicote, Hitchin, Hertfordshire, SG4 8BQ

- AN IDEAL FIRST TIME PURCHASE
- FREEHOLD HOUSE IN A QUAIN T LOCATION
- AT THE HEART OF THE VILLAGE WITH ALL THE CONVENIENCES
- OPEN PLAN KITCHEN/ LIVING ROOM
- PRIVATE PARKING WITH DIRECT ACCESS FROM THE GROUND FLOOR
- OUTSIDE SPACE
- STORAGE



PROPERTY DESCRIPTION

Located at the end of this exclusive and appealing private development, which was converted in 2017, this low-maintenance property is in pristine condition. It features an open-plan kitchen that seamlessly flows into the living and dining area, two bedrooms, and a shower room. Patio doors that invite abundant natural light while providing access to a parking and seating area. This property is located at the heart of the Village High Street, which offers everyday amenities, including convenience stores, a butcher, bakery, eateries, pubs, hairdressers, and a pharmacy. It's also conveniently situated near open countryside, with accessible bus and train connections to both Welwyn Garden City and Hitchin, providing service to London's Kings Cross. This is a must view property for first time buyers or someone looking for a convenient bolt hole.



ROOM DESCRIPTIONS

WHAT THE OWNER SAYS

I have had the privilege of living in this lovely house for over 3 years. It's a safe, quiet cul de sac with a strong community feel. The house itself is quaint, cosy and warm, with nice natural light throughout the day. Some of my favourite moments have been sitting at the back of the property eating dinner and drinking a glass of wine as the summer sun is setting. I have had the addition of neighbours joining me for a drink at times, as we chat the night away. It has been lovely to be surrounded by such kind people. Codicote village has always been a wonderful for me, and the house is extremely central to everything. It is mere seconds from the high street, with access to all the shops, pubs and restaurant. But if like me, you like stunning views and enjoy the outdoors, then there are beautiful walks just on your door step.

I think this will be a perfect home for someone to love and cherish. I hope it provides many years of enjoyment to the new owner, as it has done to me.

GROUND FLOOR

ENTRANCE HALL

Wooden flooring, wall mounted radiator, large storage cupboard with power.

KITCHEN/ LIVING ROOM

The kitchen features white gloss wall and base units that include quartz work surfaces and a breakfast bar area, a stainless steel sink unit, an electric oven and hob with an overhead extractor fan, and designated spaces for a fridge/freezer, dishwasher, and washing machine. Additionally, it comes equipped with power points and a USB socket. The bright and spacious living area is thoughtfully designed, featuring patio doors that lead to the outdoor parking and court yard area, wall-mounted radiators, a TV point, a custom cupboard that provides space for a tumble dryer, and multiple power points.

FIRST FLOOR

LANDING

BEDROOM ONE

Radiator, sky light window, t.v. point, power points.

BEDROOM TWO

Large storage cupboard, radiator, sky light window, t.v. point and power points. A versatile room which is currently being used as a home office.

SHOWER ROOM

The shower room includes a large walk-in shower enclosed by a glazed screen, a wall-mounted sink unit, a low-level W.C., a wall-mounted vanity mirror with light, a heated towel rail, and part-tiled walls.

OUTSIDE

PARKING AND EXTERNAL FACILITIES

For convenience, the parking bay is accessed via the French Doors from the living area. The current owner has used the space also to provide an al-fresco dining area with pots and planters. Additional visitors parking can be accessed from the front of the development.

CHARGES

There is an annual payment contribution of £490 (currently) for the upkeep of the communal areas, including the lighting and general insurance. The services are managed by the residence to keep the cost down.

THE HISTORY OF CODICOTE

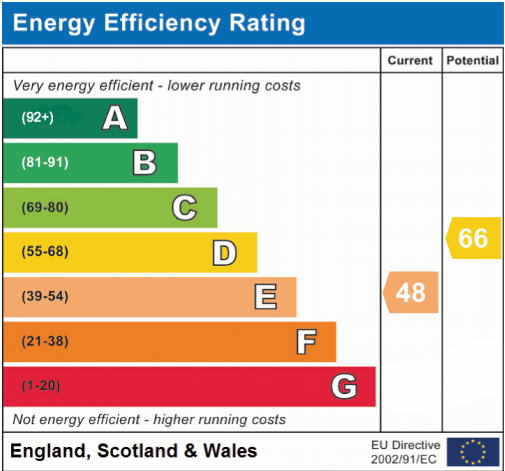
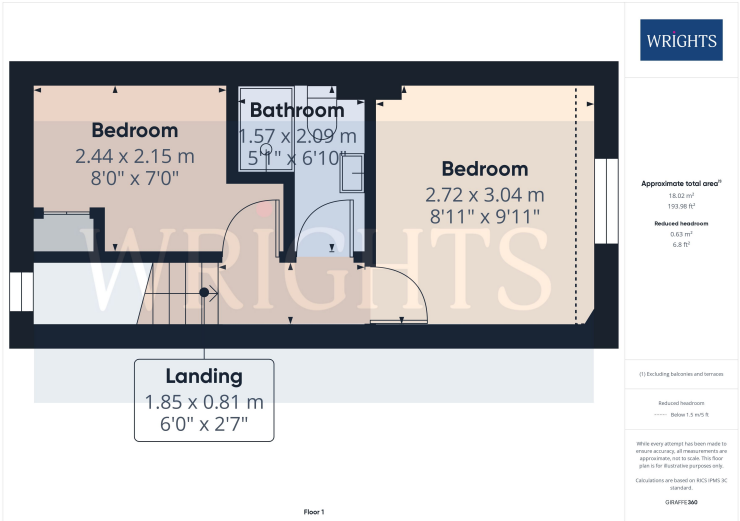
Codicote is a large village, and civil parish about seven miles south of Hitchin in Hertfordshire, England. It has timber-framed and chequered brick houses, of special interest being the 18th-century Pond House and the half-timbered Taverners Place. Codicote Lodge is 18th-century and Codicote Bury 17th-century.

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. There is a Butcher, Bakery and convenience stores.



FLOORPLAN & EPC



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