



# Great Green

Pirton, Hitchin,  
Hertfordshire, SG5 3QD  
Guide Price £475,000

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Presented in immaculate condition is this spectacular two double bedroom extended Tudor cottage with outstanding character.

To the ground floor is a living room with log burner, modern fitted kitchen with stable door to the side access, separate dining room with large windows flooding the property with natural light and spacious modern bathroom with underfloor heating.

The first floor has a wonderful open landing space and two generous double bedrooms. To the outside is a South-West facing private and enclosed courtyard to the rear and a mature, tranquil front garden leading to the driveway parking.

Pirton is a small village and civil parish three miles north-east of Hitchin in Hertfordshire, England. The church, rebuilt in 1877, but with the remains of its 12th-century tower, is built within the bailey of a former castle. Pirton Grange, which was remodelled in the 18th century, is in the north of the parish, and is a particularly interesting, moated Elizabethan house with a timber framed gatehouse. Hammonds Farm and Rectory Farm, with its tithe barn, are also Elizabethan.

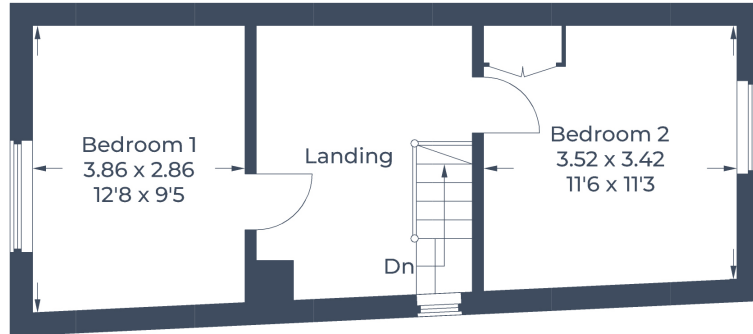
- Grade II Listed Cottage
- Extended and modernised by current owners
- Outstanding character
- Two generous double bedrooms
- Separate dining room
- Sought after village location
- 4.6 miles, 12 min drive to Hitchin train station (as per Google Maps)
- 3.5 miles, 10 min drive to Hitchin town centre (as per Google Maps)



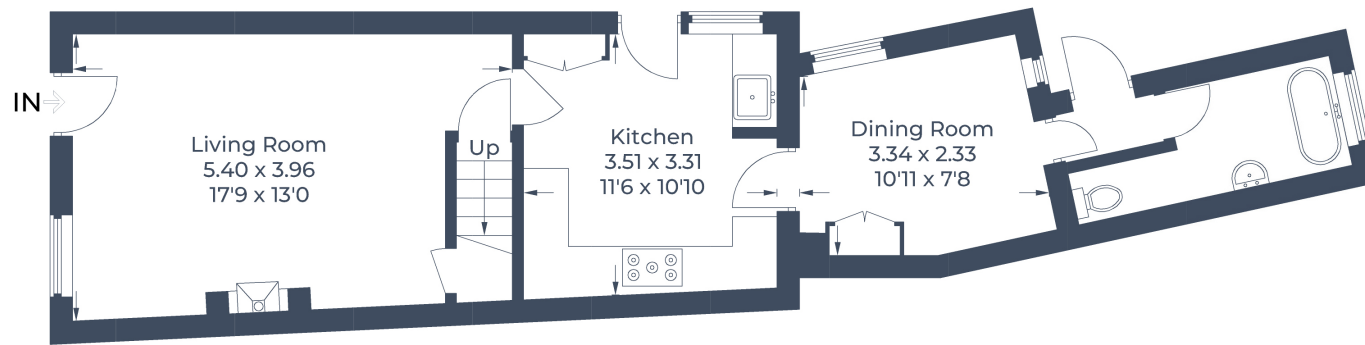




Approximate Gross Internal Area  
Ground Floor = 49.9 sq m / 537 sq ft  
First Floor = 34.3 sq m / 369 sq ft  
Total = 84.2 sq m / 906 sq ft



**First Floor**



**Ground Floor**

Illustration for identification purposes only,  
measurements are approximate, not to scale.

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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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