



# 4 Coach House, High Street

Codicote, Hitchin,  
Hertfordshire, SG4 8XD  
£250,000

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properties

Forming part of an attractive and characterful conversion of a historic 17th century building, this charming two-bedroom end of terrace coach house offers well-presented accommodation within a highly regarded development exclusively for the over 55's. The property successfully combines period charm with comfortable modern living, featuring bright and spacious rooms throughout together with a delightful sun lounge.

- 2 bed Coach house conversion for the over 55's
- 17th century property that has been fully refurbished
- Refitted kitchen
- Refitted bathroom
- Ground floor shower room
- Communal grounds and facilities

## Ground Floor

### Entrance Porch

Composite door leading into the entrance porch with window to side with an attractive flower motif. Ceramic floor. Built in cupboard and display shelves, door leading through to the living room.

### Lounge

A bright and well-proportioned living room featuring neutral décor and a pleasant outlook, creating a light and welcoming space ideal for both relaxing and entertaining. The room benefits from a feature fireplace, generous floor space for seating, and large windows allowing plenty of natural light. Comfortably accommodating a range of furniture layouts, this attractive reception room offers a cosy yet airy feel, perfect for modern day living.

### Dining Room

A well-proportioned dining room providing an ideal space for formal dining and family gatherings. Finished in neutral tones, the room offers a bright and inviting atmosphere with ample space for a dining table and additional furniture. Versatile in its use, this attractive room is perfectly suited for both everyday meals and entertaining guests.

### Sun Lounge

A delightful sun lounge enjoying an abundance of natural light through its glazed roof and surrounding windows, creating a bright and relaxing space to sit and unwind. Overlooking the garden, this pleasant area provides an ideal spot for morning coffee or quiet reading, while offering a seamless connection between the home and outdoors. A versatile addition, perfect for year-round enjoyment.

### Kitchen

A well-appointed kitchen fitted with a range of attractive wall and base units providing ample storage and workspace. The room benefits from generous work surfaces, integrated cooking appliances and space for additional white goods, all complemented by pleasant natural light from the window overlooking the garden. Practical and functional, this kitchen is ideally suited for everyday cooking and modern living.



## Inner Lobby

Coat hooks. Small storage cupboard.

## Shower Room

Smartly presented ground floor shower room fitted with a modern suite comprising a walk-in shower, wash hand basin and WC. Finished in light, neutral tones, the room offers a clean and contemporary feel, complemented by practical flooring and useful storage space. A convenient addition to the ground floor, ideal for guests and everyday use.

## First Floor

### Landing

Radiator. Airing cupboard doors to bedrooms and bathroom.

### Bedroom One

A spacious and well-presented principal bedroom enjoying a bright and airy feel, enhanced by dual aspect windows allowing plenty of natural light. The room offers ample space for a double bed and additional bedroom furniture, while the neutral décor creates a calm and relaxing atmosphere. A comfortable and inviting main bedroom overlooking the surrounding greenery.

### Bedroom Two

A well-proportioned second bedroom offering a bright and versatile space, ideal for use as a guest room, nursery or home office. The room benefits from useful built-in storage and neutral décor, creating a light and comfortable environment ready for personalisation. A pleasant additional bedroom well suited to a variety of modern living needs.

## Bathroom

A well-appointed family bathroom fitted with a three-piece suite comprising panelled bath with shower attachment, wash hand basin and WC. Presented in light, neutral tones, the room offers a bright and clean finish, complemented by practical flooring and useful storage. A comfortable and functional space serving the first floor accommodation.

## Outside

A feature of this complex are the beautiful gardens which are well maintained. There is shared laundry facility and a common room in the main block.

Lease: 125 years from 1987

Ground Rent: £300 per annum. Rent review every 21 years

Service Charge: To be advised

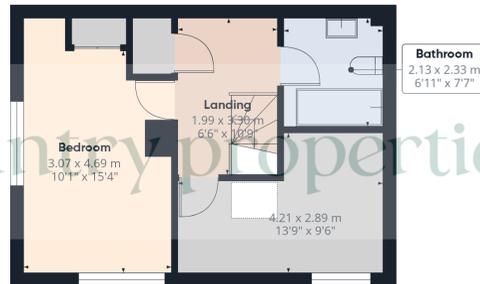
Details not yet verified by Vendors and may be subject to change



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Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

80.3 m<sup>2</sup>  
864 ft<sup>2</sup>

**Reduced headroom**

0.1 m<sup>2</sup>  
2 ft<sup>2</sup>

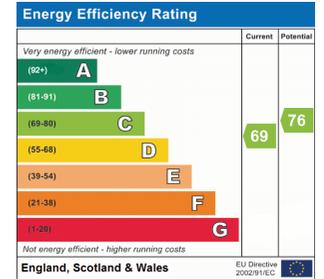
(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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