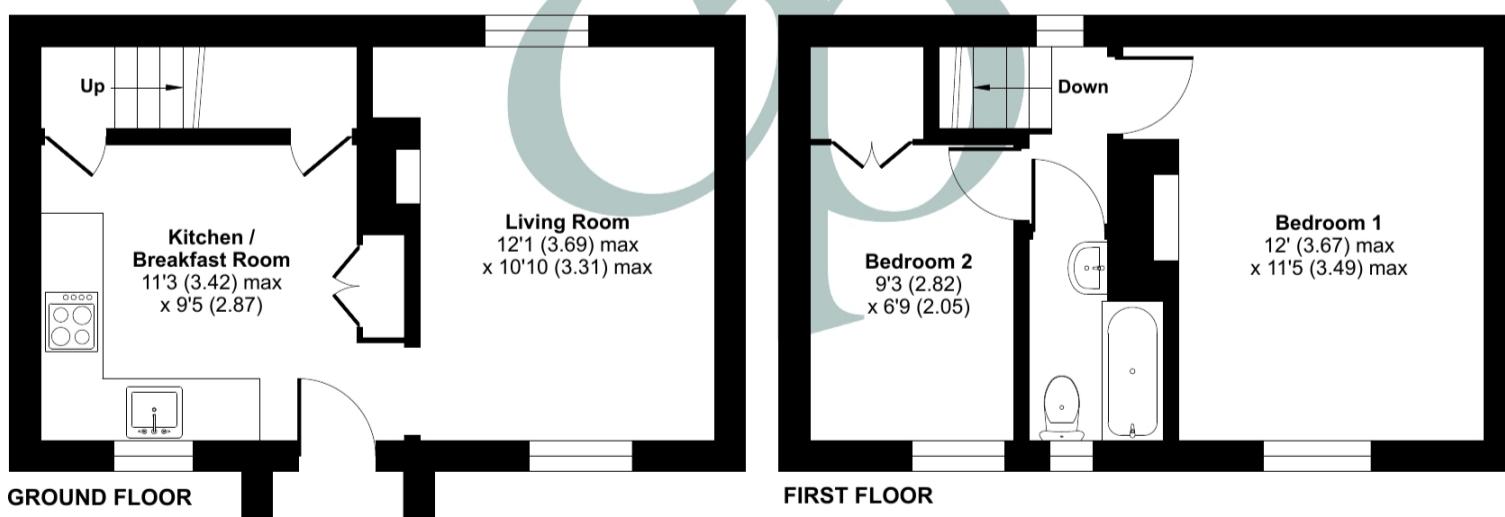


Approximate Area = 536 sq ft / 49.7 sq m  
Outbuilding = 64 sq ft / 5.9 sq m  
Total = 600 sq ft / 55.6 sq m  
For identification only - Not to scale

OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.  
Produced for Country Properties. REF: 1376223

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

Viewing by appointment only

Country Properties | 46-48, High Street | SG17 5DG  
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country  
properties

This delightful two bedroom CHAIN FREE cottage is bursting with character and period charm, ideally located in the sought-after village of Shillington. Perfect for first-time buyers or buy-to-let investors, the property features a private enclosed south facing courtyard garden and is a short drive to the vibrant market town of nearby Hitchin.

- Beautifully presented throughout
  - lots of lovely character features
- Gas Central Heating
- Upstairs Bathroom
- Sought after location in the heart of the popular village of Shillington
- Private enclosed south facing well stocked courtyard garden
- A short drive to the vibrant market town of Hitchin, its amenities and excellent rail links into the city

## Ground Floor

### Kitchen/Diner

11' 3" x 9' 5" (3.43m x 2.87m) max. Enter via stable door. Fitted with a range of Shaker style eye and base level units with granite work surfaces over. Neff electric oven with 4 ring gas hob with extractor hood over. Butler sink with mixer tap over. Radiator. Space and plumbing for washing machine. Latch door to under stairs storage cupboard provides space for fridge freezer. Part tiled walls. Quarry tiles. Double glazed window to front. Latch door to stairs rising to first floor accommodation.

### Living Room

12' 1" x 10' 10" (3.68m x 3.30m) max. Feature cast iron gas fireplace. Dual aspect double glazed windows to front and rear. Solid Oak wood flooring.



## First Floor

### Landing

Double glazed window to rear. Latch doors to all rooms

### Bedroom 1

12' 0" x 11' 5" (3.66m x 3.48m) max. Double glazed window to front. Feature cast iron fireplace. Radiator.

### Bedroom 2

9' 3" x 6' 9" (2.82m x 2.06m) Double glazed window to front. Radiator. Latch door to airing cupboard housing combi boiler.

### Bathroom

Three piece suite comprising, panel enclosed bath with shower attachment over, pedestal wash hand basin, low level WC. Part tiled walls. Radiator. Obscure double glazed window to front.

## Outside

### Front Garden

Private enclosed south facing courtyard style garden with gravelled and paved areas. Mature shrub and flower borders and fruit trees, including apple & pear trees, enclosed with timber fencing. The property owns the greenhouse directly opposite the property (No. 33). Pathway leading to front door.

### Store

7' 11" x 7' 3" (2.41m x 2.21m) External outbuilding.

### Agents Note

Whilst the property had no allocated off road parking the current owners advise they use the communal off road parking on Hillfoot Road very close to the property.

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: [enquiries@mortgagevision.co.uk](mailto:enquiries@mortgagevision.co.uk)

PRELIMINARY DETAILS – NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES

