



76 High Street Whitwell, SG4 8AL

A very appealing 'waterside' cottage with origins dating back to the 17th century. Although the accommodation benefits from having exposed beams and a fine Inglenook fireplace, it is not listed. Notable features include a very attractive fitted kitchen/breakfast room and a tastefully fitted bathroom. Externally, the beautiful garden, which extends to over 100 feet leads down to the 'Mimram' chalk stream, alongside which is a garden studio.

Offers in excess of £750,000

76 High Street

Whitwell, SG4 8AL



- Beautiful character cottage with an extensive garden leading down to the 'Mimram' chalk stream
- 4 comfortably proportioned bedrooms and a fabulous bathroom with walk-in shower and freestanding bath
- Whitwell features a village store/post office, Pre school and primary school, tea room and Doctors surgery and the 'Bull' pub
- Charming sitting room with feature Inglenook fireplace and multi fuel burning stove and generously proportioned dining room
- Driveway parking to side
- Harpenden town centre (6.1 miles), Hitchin town centre (6 miles).
- Impressive fitted kitchen, handmade by local craftsmen with adjoining utility room
- Raised entertaining area with glass ballustrade and views over delightful gardens and a garden studio
- Council tax band F

GROUND FLOOR

Sitting Room

22'6 x 11'7 (6.86m x 3.53m)

Dining Room

17'3 x 11'1 (5.26m x 3.38m)

Kitchen/Breakfast Room

17'7 x 13'11 (5.36m x 4.24m)

Utility Room

Cloakroom WC

FIRST FLOOR

Landing

Bedroom One

13'11 x 9'9 (4.24m x 2.97m)

Bedroom Two

12'6 x 11'1 max (3.81m x 3.38m max)

Bedroom Three

12'9 x 11'3 max (3.89m x 3.43m max)

Bedroom Four

15'6 max x 8'2 max (4.72m max x 2.49m max)

Bathroom

EXTERNALLY

Garden Studio

13'1 x 8'2 (3.99m x 2.49m)

Garden Store

10'10 x 6'8 (3.30m x 2.03m)

Shed

9'8 x 5'9 (2.95m x 1.75m)

Rear Garden

105' approx (32.00m approx)

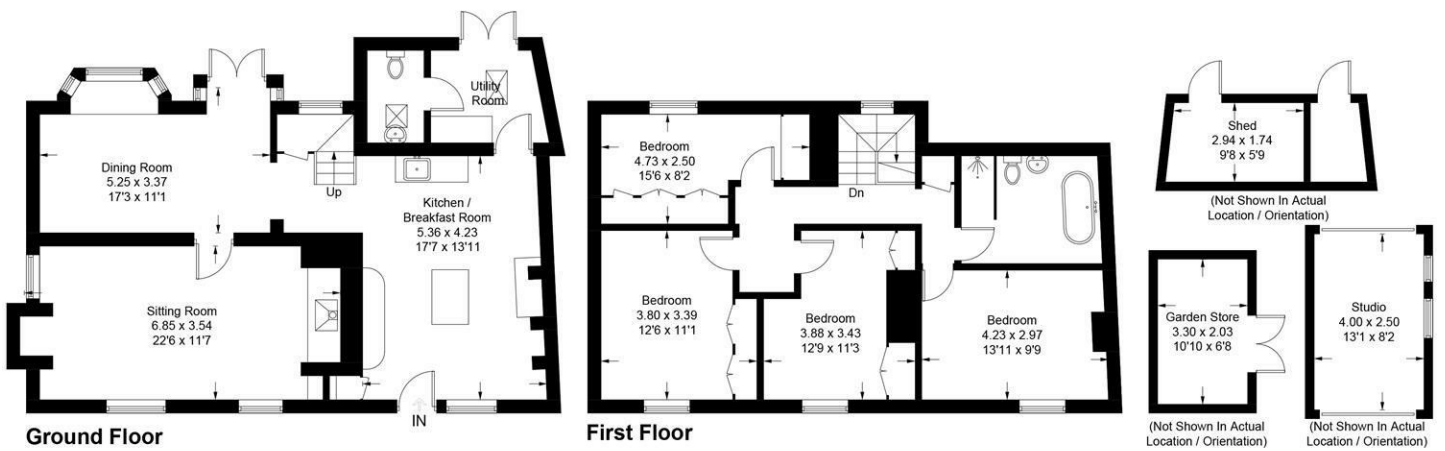


[Directions](#)



High Street

Approximate Gross Internal Area = 153.3 sq m / 1650 sq ft
 Outbuildings = 24.7 sq m / 266 sq ft
 Total = 178.0 sq m / 1916 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1292207)

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