



Hoo Farm Cottages

CODICOTE ROAD, WHITWELL, HITCHIN, HERTFORDSHIRE SG4

£400,000



RAYBURN



SMOKED BEER
only available in
the UK

This unique three-bedroom cottage on Codicote Road presents a rare opportunity for those seeking a tranquil rural lifestyle. Positioned within a picturesque setting, this charming home offers an immediate sense of peace and privacy, a delightful escape from the everyday. The property's distinctive character is evident upon approach, promising a residence that feels both established and inviting.

Inside, the cottage provides two comfortable reception rooms, offering versatile spaces for relaxation and entertaining. The layout flows thoughtfully, creating an atmosphere conducive to both quiet evenings and social gatherings. The kitchen is well-appointed, ready for immediate use, ensuring a seamless transition for its new occupants.

Upstairs, three bedrooms provide ample accommodation, complemented by a well-maintained bathroom. Each room benefits from the property's serene surroundings, offering restful retreats. This home is presented in a turn-key condition, allowing for immediate enjoyment without the need for extensive renovations.

Externally, the property boasts private gardens, perfect for outdoor enjoyment, alongside the added benefit of communal gardens, fostering a sense of community. Parking is available, a

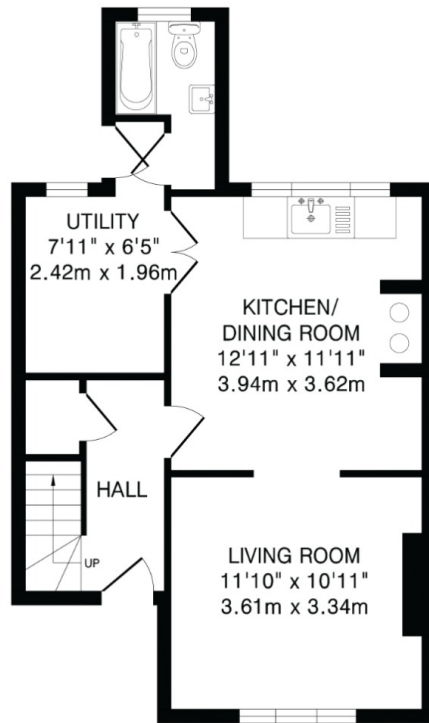




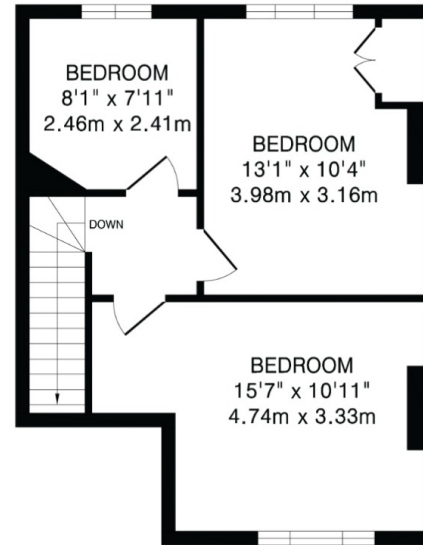








Ground Floor
454 sq.ft.(42.0 sq.m)approx.



First Floor
415 sq.ft.(38.5 sq.m)approx.

TOTAL FLOOR AREA: 869 sq.ft.(80.5 sq.m)approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Particulars

Property

Hoo Farm Cottages, Codicote Road, Whitwell, Hitchin,
Hertfordshire SG4

Rooms



2



1



3

Features

- Rural Setting
- Unique Cottage
- Turn Key
- Parking

Information

Council Tax



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