



6 Baldock Lane • Willian • Letchworth Garden City • Hertfordshire • SG6 2AY

Guide Price £525,000

Charter Whyman

TOWN & VILLAGE HOMES







## CHARMING CHARACTER COTTAGE BEAUTIFUL SEMI-RURAL SETTING COUNTRYSIDE WALKS

### THE PROPERTY

Rarely available and enjoying countryside views both front and rear, this Chain Free double-fronted cottage lies within the very popular parish of Willian.

Although updated, the cottage has lost none of its original charm and provides two reception rooms, modern kitchen and well-appointed shower room on the ground floor. Above, there are three good bedrooms, one with an en suite WC and handbasin.

Constructed of solid brick, rendered externally under a pitched tiled roof, the cottage benefits from uPVC double-glazed windows and gas fired central heating.

### THE OUTSIDE

The cottage stands in an elevated position with its plot measuring approximately 128' by 31' (39m x 9.4m) overall. The front garden is laid to lawn with herbaceous borders and a weeping silver birch.

A pedestrian right-of-way leads to a lovely walled rear garden, which is some 72' (21.9m) in length and backs on to open fields to the rear. There is a raised lawn, paved patio, herbaceous border, feature Wisteria, ornamental shrubs and trees.

Brick-built store and detached barn/workshop.

### THE LOCATION

Located within the picturesque village of Willian, this family home offers idyllic village living with "The Garden City Greenway" a 13.6 mile route suitable for walkers, runners and cyclists on the doorstep. The village shop and Post Office, "The Fox" and "Three Horseshoes" public houses, Letchworth Golf Club and Nuffield health and fitness centre are all within walking distance.

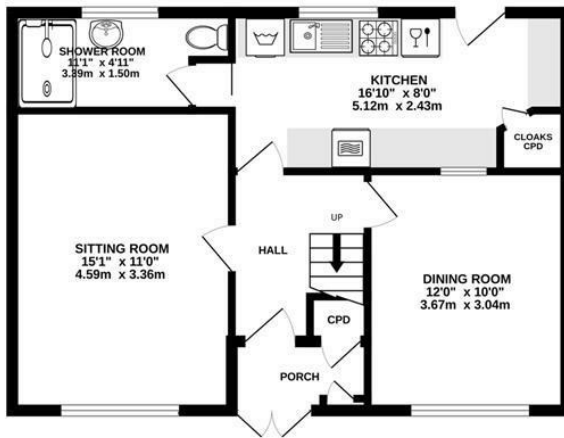
The cottage has easy access to the A1(M). Letchworth town centre and mainline railway station are within a mile and three-quarters with the station being on the Cambridge to London mainline with the fastest service to London King's Cross taking just 29 minutes and Cambridge 27 minutes. Hitchin and Stevenage stations are also easily accessible. Excellent education is nearby, with Lordship, St Chris and St Francis schools all walkable from the property.



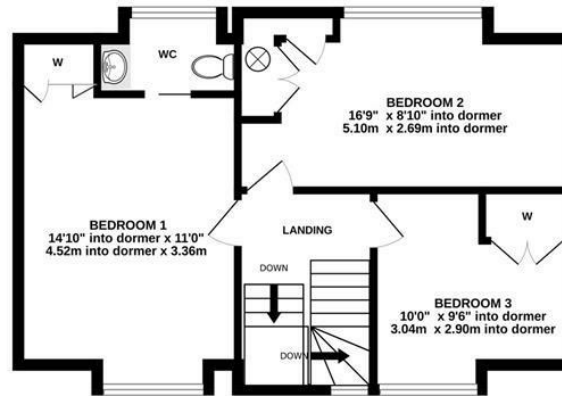




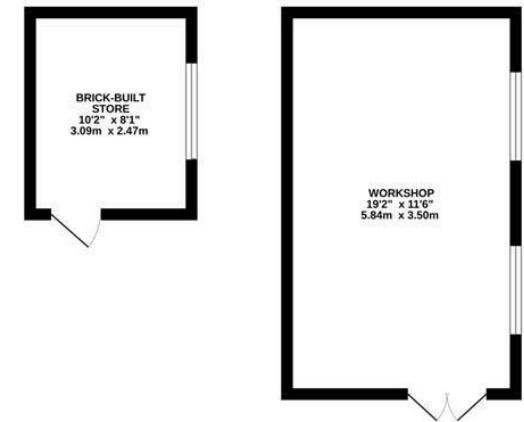
GROUND FLOOR  
555 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR  
500 sq.ft. (46.5 sq.m.) approx.



OUTBUILDINGS  
302 sq.ft. (28.1 sq.m.) approx.



THE FLOOR AREA DOES NOT INCLUDE THE OUTBUILDINGS

TOTAL FLOOR AREA : 1056sq.ft. (98.1 sq.m.) approx.

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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Whilst we do not doubt the accuracy of the floor plan or any other information provided, we make no guarantee, warranty or representation as to this accuracy or the completeness of these particulars. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction that it is suitable for your requirements.

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## COUNCIL TAX

Band - D

## EPC RATING

Band - D

## SERVICES

MAINS water, sewerage, gas and electricity are connected to the property.

BROADBAND: A choice of providers with claimed download speeds of up to 1800 Mbps.

MOBILE SIGNAL: Most providers claim up to 4G coverage, some claim to provide 5G.

## TENURE

Freehold

## LOCAL AUTHORITY

North Herts District Council

Gernon Road

Letchworth Garden City

Hertfordshire SG6 3BQ

Tel: 01462 474000

[www.north-herts.gov.uk](http://www.north-herts.gov.uk)

## THE LETCHWORTH GARDEN CITY HERITAGE FOUNDATION

To maintain the integrity of the Garden City concept and design, properties are subject to the additional planning requirements of the Heritage Foundation.

Tel: 01462 530350  
[www.letchworth.com](http://www.letchworth.com)



## Charter Whyman

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## VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.