



Enchanting 17th Century Grade II listed double fronted property in the heart of Codicote

"The Noggins", located on the village green within Codicote's pretty conservation area, is an enchanting 17th Century Grade II listed double fronted 3/4 double bedroom residence. Boasting a wealth of period features that include open fireplaces, exposed wall and ceiling timbers, latch doors and an easily accessible dry cellar, this charming and highly individual home exudes character and in all totals 2461 square feet. The extended accommodation is approached via a timber front door and comprises: generous dining hall with polished parquet floor, main lounge with brick fireplace, spacious hallway, sitting room/bedroom 4, snug, garden room, kitchen with steps up to a breakfast room, rear lobby and cloakroom, 3 first floor bedrooms, bathroom, WC, and en-suite shower room. The westerly facing rear garden has a sunny courtyard immediately to the rear of the house, extending to a pathway laid between lawns. There is pretty cottage planting of roses, box hedging, passion flower and pleached fruit trees. A gated driveway to the rear of the property provides parking for up to 4 cars and leads to a period detached brick built outbuilding / garage that has a self-contained ANNEXE/HOME OFFICE above, with its own kitchen and shower room. CHAIN FREE.

The historic village of Codicote provides conveniences for daily needs and includes a butcher, chemist, florist, post office, newsagent, excellent general village store & a fine selection of friendly pubs and eateries. There is a well-regarded Church of England primary school, pretty church & a selection of Sports & Recreation clubs including: Codicote Tennis Club with 3 floodlit hard courts, 2 football pitches, badminton club, local playgroups, local historical society & numerous other activities within the village details of which can be found at www.codicoteparish.net

Welwyn G City (4.9 miles), Hitchin (7.5 miles) and Stevenage (5.7 miles) provide more comprehensive shopping and leisure facilities. Other distances from Codicote: Knebworth 3.6 miles - Stansted airport circa 29 miles - London Heathrow Airport 37 miles - Luton Airport circa 9.5 miles - St Albans 9 miles - M25 circa (Watford) 20 miles A1 (m) Junction (6) 2.5 miles - Kings Cross approx 30/35 minutes by rail (Via Knebworth rail link). Agent's Note: As with many local villages, the current local plan for Codicote includes areas of proposed development. For further details please visit the North Herts District Council website.













Annexe





