






High Street, Whitwell, Hitchin, SG4 | Guide Price £950,000 Freehold

 4 Bedrooms  2 Bath/Shower Rooms  4 Reception Rooms  Landscaped Gardens

 EPC Band C  Council Band: F – £3,326.05 2025/26  North Hertfordshire District Council

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The
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TOWN | COUNTRY | EQUESTRIAN

High Street, Whitwell, Hitchin, SG4

This special and unique four double bedroom family home is rich in character and charm, beautifully blending original features with stylish contemporary additions. Offering over 2,000 sq. ft of versatile living space, the property includes four reception rooms and a stunning, well-appointed kitchen, perfect for modern family life and entertaining. One of the home's standout features is the phenomenal rear garden, a tranquil, beautifully landscaped space that backs directly onto the River Mimram and enjoys uninterrupted views across open countryside. A true hidden gem offering peace, privacy, and a connection to nature rarely found.

Description

We are delighted to showcase this truly special period home, dating back in part to circa 1640, which offers an exquisite blend of historic character and stylish contemporary living. Originally two separate cottages, the property has been thoughtfully and completely transformed by the current owners into a spacious and versatile family home.

Rich in charm, the house features many standout period elements, including exposed beams, brickwork, and two striking fireplaces fitted with log burners. Occupying a plot of approximately 0.18 acres, the home enjoys an outstanding rear garden that backs directly onto the River Mimram, offering breathtaking views over open countryside and beyond.

Extending to over 2,000 sq. ft, the accommodation begins with a welcoming entrance hall with stairs rising to the first floor, a useful storage cupboard, and a downstairs cloakroom. The ground floor boasts three generous reception rooms: a family room, a versatile study or playroom, and a stunning sitting room centred around a beautiful inglenook fireplace.

The heart of the home is the impressive open-plan kitchen/breakfast room, filled with natural light and featuring a vaulted ceiling, with garden views and direct access to a raised patio, perfect for entertaining. A separate utility room completes the ground floor.

Upstairs, there are four spacious double bedrooms, including a principal bedroom with an en-suite shower room. The remaining bedrooms are served by a stylish three-piece family bathroom.

Outside, the magnificent rear garden offers true tranquillity, beginning with a generous patio that steps down to a large, manicured lawn. Mature trees, shrubs, and flower borders provide privacy and beauty throughout. At the bottom of the garden, beyond a charming picket fence, is a brick-built summer house/office nestled beside a peaceful seating area, set right by the river and enjoying uninterrupted views across the countryside and nearby woodland.



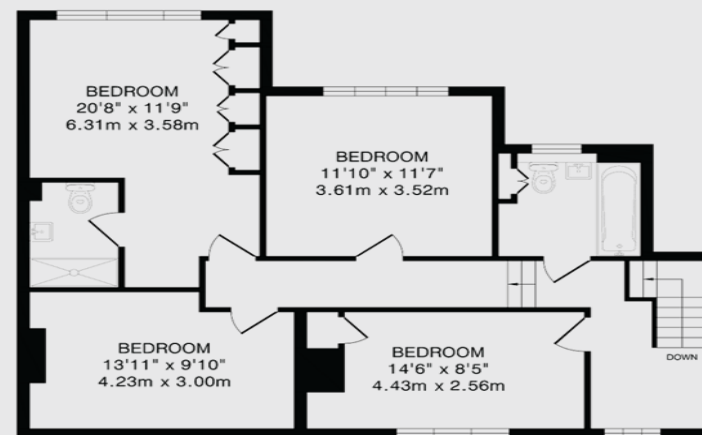
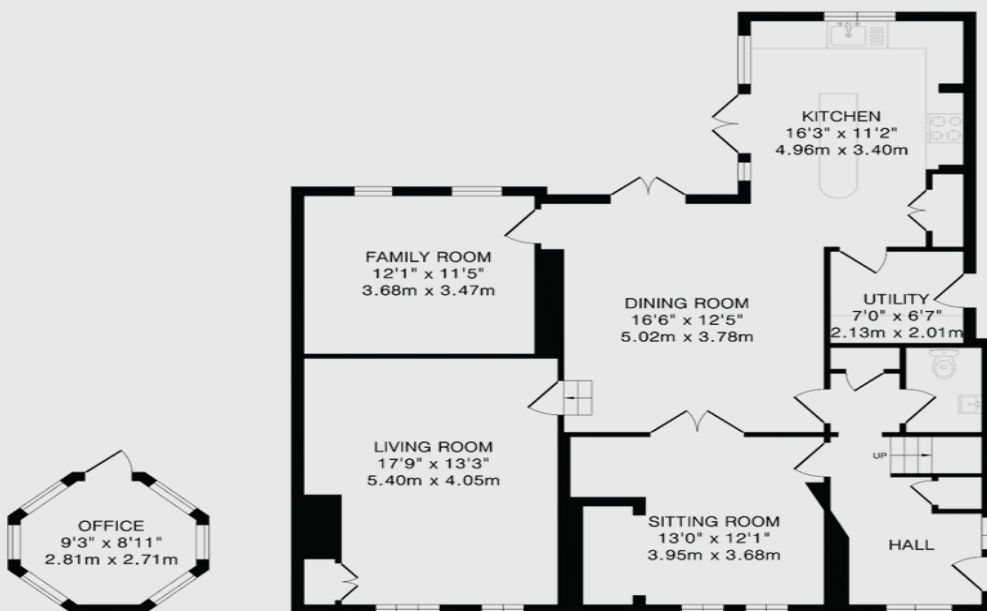
Location

Whitwell village offers a thriving community, local amenities and nearby towns for more options. Mainline railway stations and the A1M provide seamless connectivity. Esteemed schools and catchment area for renowned schools. Convenient transport links to Hitchin and other stations. Whitwell combines rural charm with urban accessibility, offering a fulfilling lifestyle.









Outbuilding
65 sq.ft.(6.0 sq.m)approx.

Ground Floor
1169 sq.ft.(108.5 sq.m)approx.

First Floor
843 sq.ft.(78.3 sq.m)approx.

TOTAL FLOOR AREA: 2077 sq.ft.(192.8 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.

IMPORTANT INFORMATION:

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property.

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Contact one of our property experts today:

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