



Bryan Bishop
and partners

High Street
Codicote, SG4 8XB



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Bryan Bishop and Partners are delighted to bring to market this stunning detached period property. Lovingly cared for by the present owners, this magnificent detached character house has origins dating back to the 16th century, it has many delightful original features which have been cleverly and sympathetically combined with modern essentials. This freehold property has a spacious reception hall, four reception rooms, two staircases, five bedrooms, a separate annexe and off street parking for four cars.

The Other Chequers is a wonderful Grade II listed building situated among other period homes at the northern end of Codicote Village. The frontage is surrounded by a mature hedge, white picket fence and gates leading to the front garden planted with a wide variety of shrubs and flowers. The main entrance door leads to a large reception hall with a chequered tile floor, fireplace, period grate and door leading to the main reception room which features exposed beams, and an inglenook fireplace with wood burning stove and open studwork which separates the dining room. A boot room with modern cloakroom and shower leads to the totally secluded walled garden. The kitchen overlooks the rear garden and is fitted with high quality units, granite worktops, a modern dual fuel cooking range, dishwasher and fridge. From the kitchen a door leads to the triple aspect family/breakfast room, which in turn, leads through French doors to a sunlit courtyard. The far end of the ground floor has a large room currently in use as a utility room and office.

There are two separate staircases leading to the first floor, one leads to the principal bedroom with built in storage cupboards, an ensuite bathroom with roll top copper bath plus a wet room with slate flooring. This is adjacent to another large double bedroom with fitted wardrobes. The second staircase leads to a striking vaulted gallery off which there are three further bedrooms and a family bathroom fitted with period features including a roll top bath.

The garden features the stunning modern self contained annexe with a vaulted ceiling which can be used as an office, studio, playroom or guest room, it has a separate shower room and W.C. Attached to the annexe is a workshop which could be incorporated into the annexe if extra space is required. The secluded walled garden is planted with mature shrubs and includes a delightful pond with two paved courtyard areas and has spotlights to enjoy the garden at night.

Situated in the charming village of Codicote which has local shops, pubs and restaurants, as well as having easy access to comprehensive shopping and leisure facilities in nearby Welwyn Garden City, Harpenden and Hitchin. The village has a local church and the A1 motorway is easily accessible as well as fast rail services into London Kings Cross.







GROUND FLOOR

Entrance Hall	12'7" x 13'8"
Living Room	13'1" x 24'6"
Office	16'2" x 8'5"
Dining Room	10'6" x 13'2"
Shower Room	
Kitchen	8'0" x 13'1"
Breakfast Room	12'9" x 10'4"
Boot Room	

FIRST FLOOR

Galleried Landing	12'11" x 9'11"
Bedroom One	12'11" x 10'10"
Bedroom Two	12'11" x 9'9"
Bedroom Three	11'1" x 13'2"
Bedroom Four	12'11" x 14'5"
Bedroom Five	10'9" x 15'0"
Family Bathroom	
En-Suite	

OUTBUILDINGS

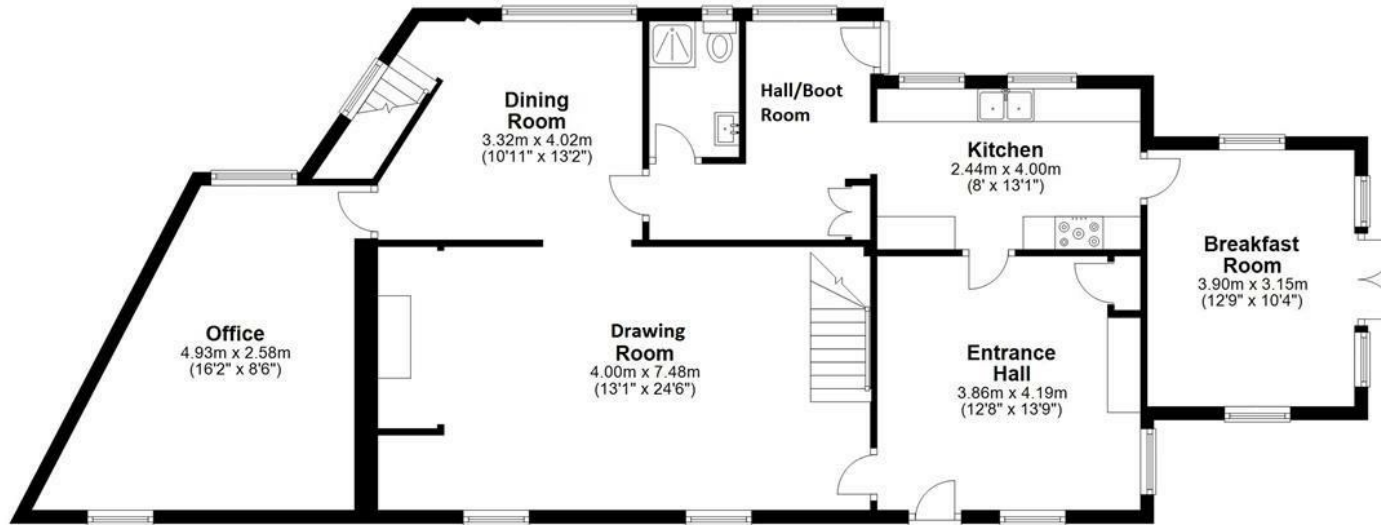
Workshop	12'7" x 11'10"
Studio/Annexe	20'5" x 17'1"
Shower Room	





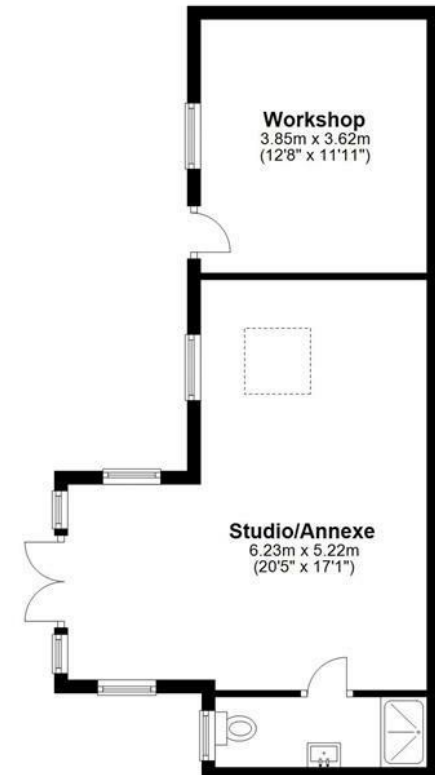
Ground Floor

Approx. 115.2 sq. metres (1240.3 sq. feet)



Outbuilding

Approx. 44.0 sq. metres (473.2 sq. feet)



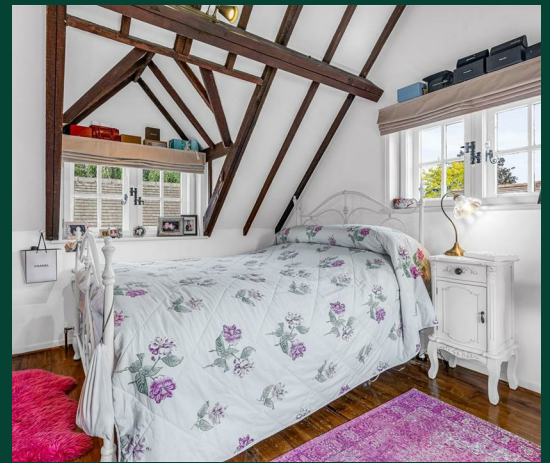
First Floor

Approx. 114.7 sq. metres (1234.5 sq. feet)



Total area: approx. 282.4 sq. metres (3039 sq. feet)









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