

# Alexander Bond & Company

Estate Agents | Property Management



Whempstead Cottage Whempstead Road, Whempstead, SG12 0PN

Guide Price £875,000









# Whempstead Cottage

- Four Bedroom Character Semi Detached Cottage
- Spectacular Views Across Open Countryside
- Large Plot With Plenty of Scope for Development
- Family Bathroom and Separate Shower Room
- Kitchen Breakfast Room
- Picturesque Hamlet Location
- Detached Double Garage & Plenty of Private Parking
- Unique and Rare Opportunity
- Spacious Lounge with Fireplace
- Early Viewing Highly Recommended

Alexander Bond & Company are pleased to present this delightful four-bedroom semi-detached cottage, offered freehold, and situated in the idyllic and much sought-after hamlet of Whempstead.

Enjoying a peaceful rural location, this charming home provides spacious, well-maintained accommodation with excellent potential for extension or further development (subject to the necessary consents).

The accommodation comprises:

Ground Floor - A welcoming entrance hall, downstairs cloakroom, elegant dining room with a feature fireplace, generous lounge, bright conservatory, and a well-equipped kitchen/breakfast room.  
First Floor - Four well-proportioned bedrooms, a family bathroom, and an additional shower room.

Externally:

To the front, a large driveway provides ample off-street parking, complemented by a detached double garage with power and lighting. To the rear, an expansive garden backs onto open fields and unspoiled countryside, offering breath-taking views and an ideal setting for outdoor living and entertaining.

This is a rare opportunity to acquire a character home that combines rural charm with flexible living space. Early viewing is strongly advised.



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## ENTRANCE HALL

Access via half glazed front door, two radiators, open tread stairs off to first floor, understairs cupboard.

## CLOAKROOM

Leaded light double glazed window, low level WC, hand wash basin, inset veiling spot lights, wood flooring, part tiled walls.

## DINING ROOM

Leaded light double glazed window to front, wooden floorboards, open fireplace with mantle and hearth, two wall lights.

## KITCHEN/ BREAKFAST ROOM

Leaded light double glazed windows. doors to garden, fitted work top surfaces, wall and base units, Butler style sink with tap, ceramic tiled floor, part tiled walls, oil fired boiler serving central heating and hot water, space for fridge/ freezer, inset ceiling spotlights, electric cooker point,

## LOUNGE

L Shaped room, three radiators, double glazed sliding doors, leaded light double glazed window, leaded light double glazed window, fire place with mantle and hearth, double glazed patio sliding doors, opening to conservatory.

## CONSERVATORY

Double glazed windows and doors, ceramic tiled floor, two wall lights.

## STAIRS & LANDING

Built in airing cupboard housing lagged hot water tank, access to loft with drop down ladder and light, radiator, leaded light double glazed window.

## BEDROOM ONE

Triple aspect leaded light double glazed windows, two double radiators.





#### **BEDROOM TWO**

Leaded light double glazed window, radiator, two fitted double wardrobes and shelves.

#### **BEDROOM THREE**

Leaded light double glazed window, radiator.

#### **BEDROOM FOUR**

Leaded light double glazed window, fitted double wardrobes with two cupboards, radiator.

#### **SHOWER ROOM**

Leaded light double glazed window, part tiled walls, fitted shower cubicle with door, wall mounted mixer controls and shower attachment, laminate wood strip flooring.

#### **FAMILY BATHROOM**

Leaded light double glazed window, fitted bath with mixer tap and shower hose, pedestal hand wash basin, low level WC, part tiled walls, laminate wood flooring, fitted shower cubicle with wall mounted mixer controls.

#### **FRONT GARDEN AND DRIVEWAY**

Extensive driveway proving plenty of parking, hedged border, double gate, outside light, wrought iron gate, step up to front door, side access to rear garden.

#### **REAR GARDEN**

Large rear garden with views across open fields and countryside, paved patio area, timber decking, timber shed, greenhouse, established trees and shrubs, outside tap.

#### **DOUBLE GARAGE**

Twin metal up and over doors, power and light.

## **Directions**

Whempstead Cottage is well-positioned for transport, offering convenient access to major road links including the A1(M) (approx. 12–18 minutes' drive to multiple junctions). The nearest train station, Watton-at-Stone, is just 1.9 miles away and provides direct services to London in around 50 minutes. Additional rail options include Knebworth and Hertford stations, all within a 15–20 minute drive. Local bus services are accessible nearby, and London Luton and Stansted airports are both within a 35-minute drive, making the location ideal for both commuters and frequent travellers.

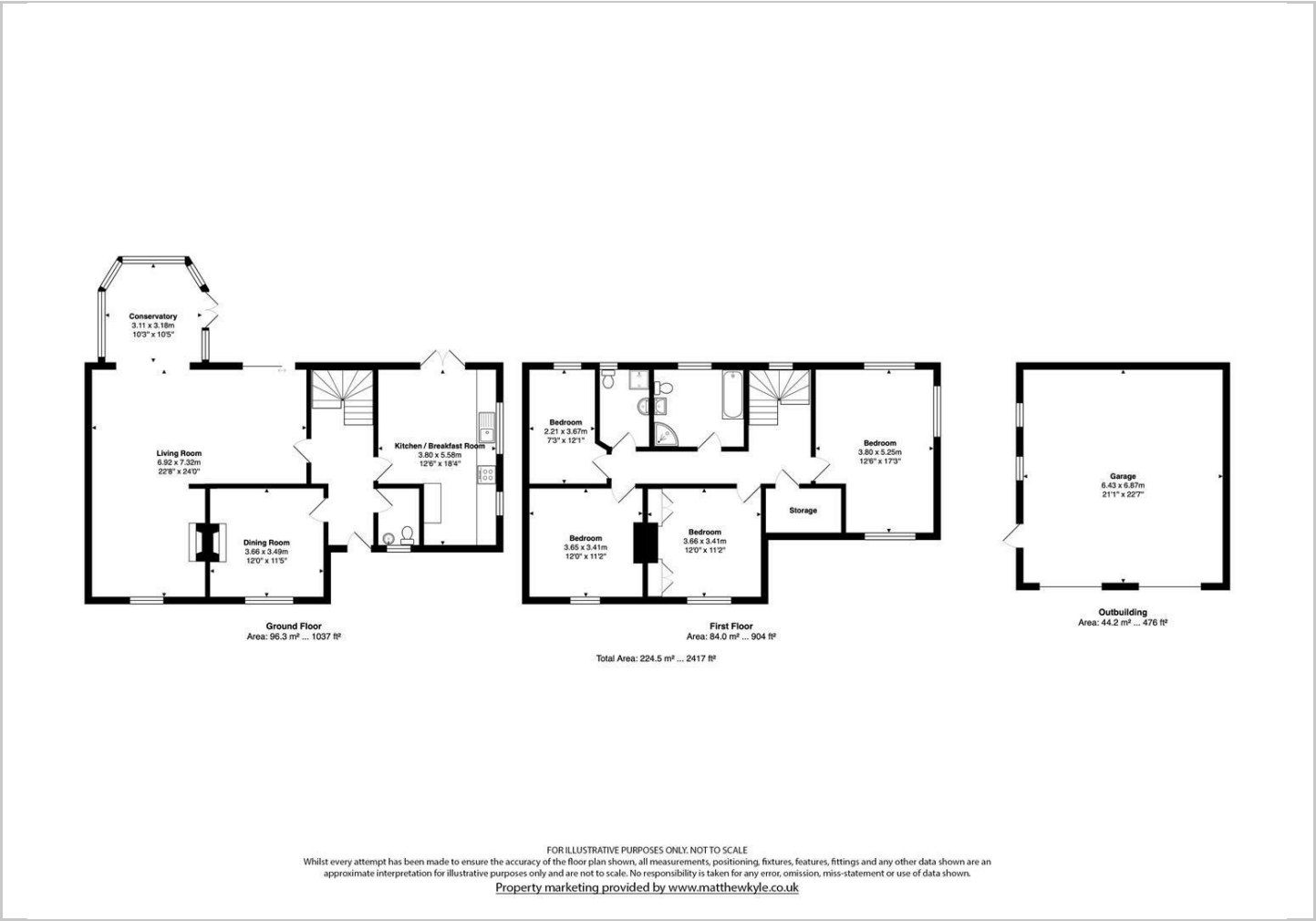








Floor Plans



Viewing

Please contact our Alexander Bond & Co Office on 01438 811511 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

