



Swan Cottage, Archers Green, Hertford

SG14 2NG

Guide Price £325,000



stevenoates.com



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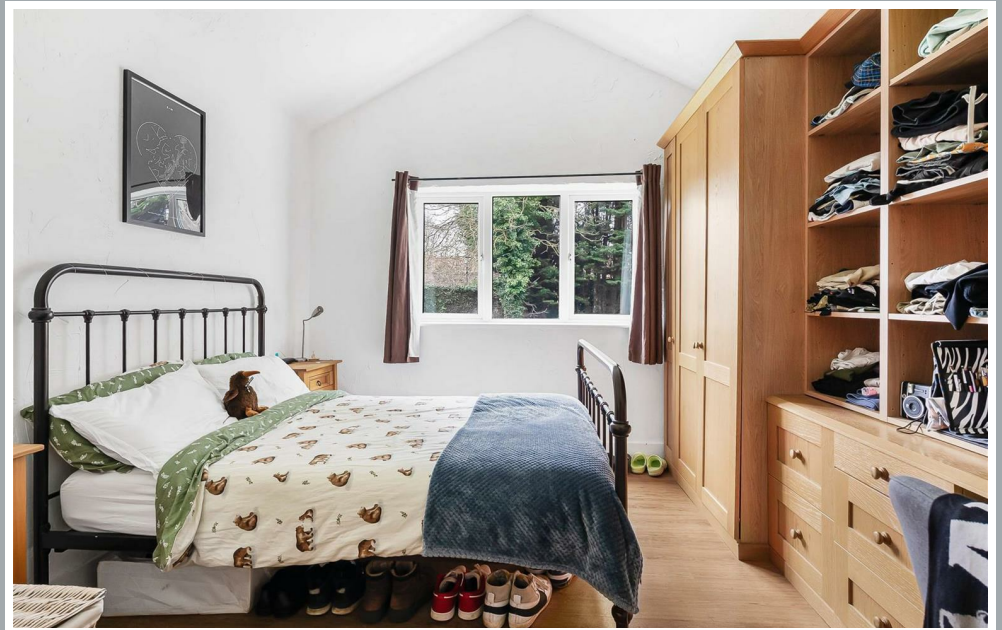
****CHAIN FREE**** Swan Cottage presents a rare opportunity to create your own detached home, set within idyllic riverside gardens along the beautiful River Mimram, just a short drive from Welwyn North Station. The property is currently a one-bedroom, single-storey dwelling. The owner holds a Certificate of Lawfulness confirming it as a separate dwelling (not an annexe), along with council-approved permitted development plans to add a second storey and extend the ground-floor footprint. Once completed, the property will offer two bedrooms on the first floor, including a principal bedroom with en-suite, as well as a separate family bathroom. The ground floor will comprise a kitchen/dining room, utility room, sitting room, study, and downstairs cloakroom. Externally, the property benefits from a large gravel driveway providing parking for three cars, along with a separate fenced area housing the Klargester system. Opposite the house, a gate leads to the delightful riverside gardens, a standout feature of the property offering a tranquil setting with a jetty, perfect for relaxing or entertaining family and friends. The property also enjoys riparian (fishing) rights, with the boundary extending to the midpoint of the river. Both the driveway and garden are accessed via a shared gravel lane leading into the hamlet, with the owner contributing 33% towards its occasional maintenance.

The property sits in an enviable riverside location in the tiny hamlet of Archer's Green, just outside the sought-after village of Tewin with its village shop/cafe, two pubs, church, Memorial Hall, village green and cricket club (the excellent village web site has full details of village amenities and activities). The location is beautifully rural and yet the cottage has the best of both worlds as it is very well positioned for local rail and road links being around a five minute drive from Welwyn North, Welwyn Garden City and Hertford North stations with their regular services to Kings Cross (Welwyn line) and Moorgate (Hertford line). The A1, A414 and A10 are also between five and ten minutes drive away, so the cottage is ideal for people who want to live a rural lifestyle but still be close to "civilisation". It sits between the historic county town of Hertford and Welwyn Garden City with its excellent shopping including The Howard Centre and John Lewis Department Store. There are excellent schools at all levels in the area, both private and state, so the location is also perfect for growing families. Apart from enjoying watching the river flow by (an area of river immediately upstream has been given extra protection as a Site of Special Scientific Interest), the property is surrounded by beautiful Hertfordshire countryside, so it is ideal for nature lovers and keen walkers and cyclists.

CGI of Proposed Dwelling



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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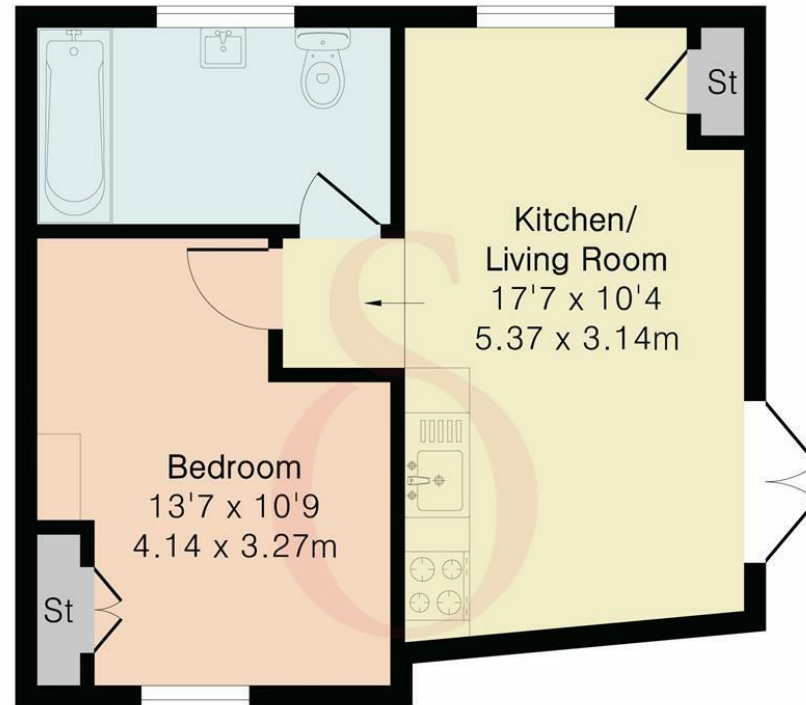


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Approximate Gross Internal Area 410 sq ft - 38 sq m



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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