



Cottars Cottage • Damask Green Road • Weston • Hitchin • Hertfordshire • SG4 7DD

Guide Price £850,000

Charter Whyman

TOWN & VILLAGE HOMES





FINE EXAMPLE OF A 'POTTON' HOME PLOT EXTENDS TO NEARLY A QUARTER OF AN ACRE DELIGHTFUL VILLAGE SETTING

THE PROPERTY

This outstanding detached family home has just one careful owner since they had it built in the late 1980s. A fine example of a 'Potton' home, a modern re-interpretation of a traditional timber frame building, the house combines character and modern convenience. There are exposed timbers throughout and the large sitting room boasts an impressive inglenook style fireplace with wood-burning stove. The sitting room is complemented by a dining room and kitchen/breakfast room of equally generous proportions and the ground floor accommodation is completed by a reception hall, cloakroom/WC, conservatory and utility room. The first floor provides four double bedrooms, the master having an en suite bathroom, and a family bathroom with both shower cubicle and bath.

The house benefits from sealed unit double-glazing and hot water and central heating is supplied by an external oil-fired boiler.

THE OUTSIDE

This fine village property stands in a plot of 0.24 acre, measuring approximately 148' by 94' (45.2m x 28.8m) overall. Screened from the road by a mature hedge, the front garden is laid mainly to a shingle forecourt providing ample off-street parking and leading to the detached double garage. The forecourt is complemented by well stocked shrub beds and borders. Oil storage tank.

A gate to the left of the house leads to the delightful rear garden, which is some 65' (19.9m) in depth and laid to lawn with split-level paved and crazy paved patio, raised borders, ornamental pond, rockery, herbaceous beds and borders and ornamental shrubs and trees, including silver birch. Aluminium frame greenhouse.

THE LOCATION

Damask Green Road leads south from the centre of the attractive and sought-after village of Weston in north Hertfordshire., conveniently located just 3 miles south of Baldock, 3.5 miles from the centre of Letchworth Garden City and less than 5 miles from Hitchin. All three towns offer a wide range of facilities including excellent schools, shopping, leisure facilities and mainline railway stations with regular services to London and Cambridge. Stevenage station is only 5 miles away and offers the fastest services into London of all at just 23 minutes to King's Cross. For drivers, the junction of the A1 (M) and A505 is less than 2 miles away.

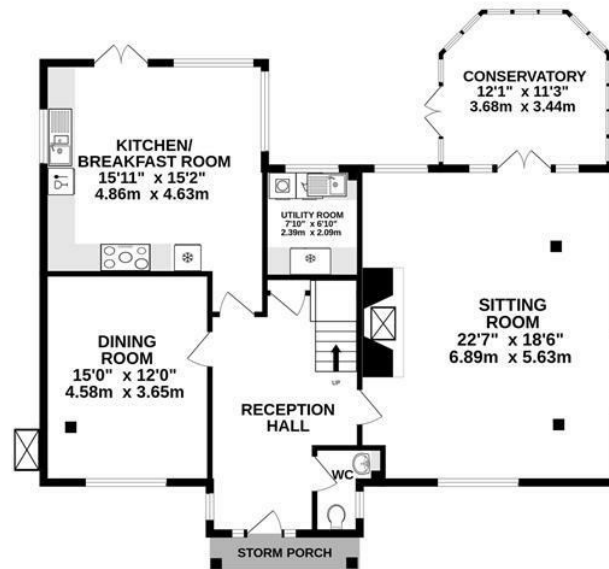
Weston is a thriving community and well served by a village shop/post office, The Cricketers Pub, the primary school, parish church and numerous sports clubs and their facilities.



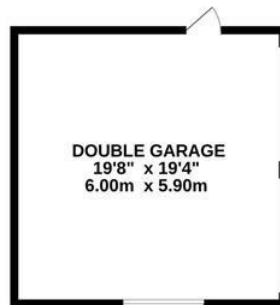
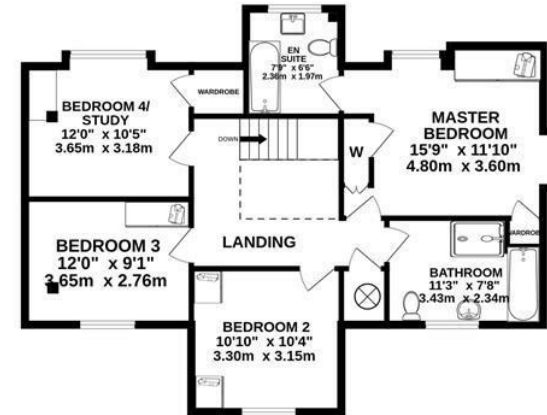




GROUND FLOOR
1173 sq.ft. (109.0 sq.m.) approx.



1ST FLOOR
813 sq.ft. (75.5 sq.m.) approx.



THE FLOOR AREAS DO NOT INCLUDE THE GARAGE.

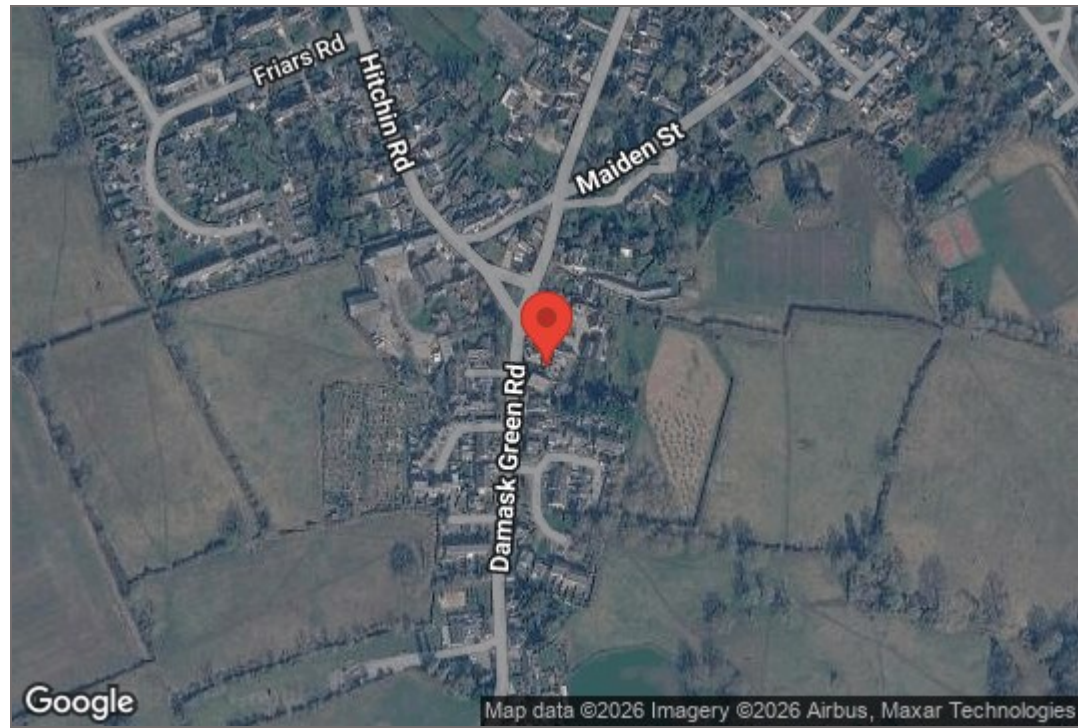
TOTAL FLOOR AREA : 1986 sq.ft. (184.5 sq.m.) approx.

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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Please note that the stated floor area *may* include the garage and other areas outside the living space. Whilst we do not doubt the accuracy of the floor plan or any other information provided, we make no guarantee, warranty or representation as to this accuracy or the completeness of these particulars. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction that it is suitable for your requirements.

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TENURE

FREEHOLD

RESTRICTIVE COVENANTS

A restrictive covenant is a clause in an agreement that restricts, limits, prohibits, or restricts how owners can use a property. These could include: property use (e.g., business and rental use), the number and type of vehicles allowed on the property, fence height and type, removal of trees, paint colours for the front door or garage, installation of satellite dishes and even types of animals allowed at the property. For more information, please ask the agent.

EASEMENTS

Having an easement on your property means that a third party (an individual or a utility company for example) has a right to use your property for a particular purpose. This could be passing by foot or with vehicles over your property, or a right to pass service media for utilities on, over or under your property. An easement could also allow a neighbour to access your property in order to carry out repairs to their own property. For more information, please ask the agent.

CONSTRUCTION

Modern 'Potton' timber frame with insulated brick and render externally under a tiled pitched roof.

SERVICES

Mains water, sewerage and electricity are connected to the property.

EPC RATING

Band - D

BROADBAND SPEED

A choice of provider claiming up to 1,800 Mbps.

MOBILE SIGNAL

Most providers claim up to 5G coverage.

LOCAL AUTHORITY

North Herts District Council
Gernon Road
Letchworth Garden City
Hertfordshire SG6 3BQ

Tel: 01462 474000
www.north-herts.gov.uk

COUNCIL TAX

Currently Band G, but subject to an improvement indicator. The banding may be revised following a sale.

CONSERVATION AREA

The property is located within the Weston Conservation Area.

FLOODING

Properties can be at risk of flooding and it is important for you to check if the property has been flooded in the last 5 years, what flood defences are in place and source of any flooding. For more information, please ask the agent.

VIEWING APPOINTMENTS

All viewing and negotiations strictly through
Charter Whyman.

Charter Whyman

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