



Tithe Cottage

28 St. Albans Road | Codicote | Hitchin | Hertfordshire | SG4 8UT

 FINE & COUNTRY

STEP INSIDE

A quintessential village gem, Tithe Cottage is a Grade II Listed home full of character with outstanding kerb appeal. Beautifully preserved period features are complemented by a modern kitchen, four bedrooms and delightful gardens. Located just moments from Codicote High Street, this charming cottage offers the perfect blend of historic charm, practical living and an idyllic village setting.

Step Inside

Originally formed from two cottages, Tithe Cottage retains its historic character while providing flexible accommodation for modern life. The property is entered through the original left-hand entrance, while the former second front door has been transformed into a floor-to-ceiling picture window overlooking the front garden. The spacious lounge/dining room is the heart of the home, featuring exposed beams, reclaimed oak flooring and two impressive fireplaces, including a striking inglenook. The original timbers naturally define separate seating and dining areas, creating a warm and welcoming atmosphere filled with period charm. The kitchen combines traditional character with contemporary styling. Installed in 2024, it features a quarry tiled floor, induction hob with integrated extractor, oven, microwave, pantry cupboard and a freestanding fridge freezer. The gas boiler was replaced in February 2023, while views over the rear garden provide an attractive backdrop. Beyond the kitchen is a practical inner hallway with useful storage cupboards and a ground floor shower room. A brick-built utility room, accessed directly from the garden, offers additional space for laundry appliances and storage.

Upstairs are two generous double bedrooms, both with exposed beams and fitted wardrobes. Two further attic rooms provide flexible accommodation, currently arranged as an additional double bedroom and a home office with bespoke shelving and desk. Completing the accommodation is a spacious family bathroom featuring a freestanding claw-foot slipper bath, wash basin, WC, exposed brickwork and an original cast-iron fireplace.









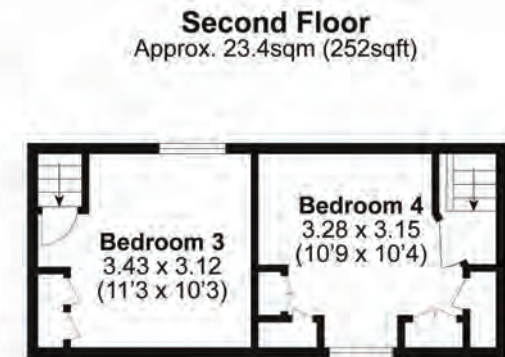
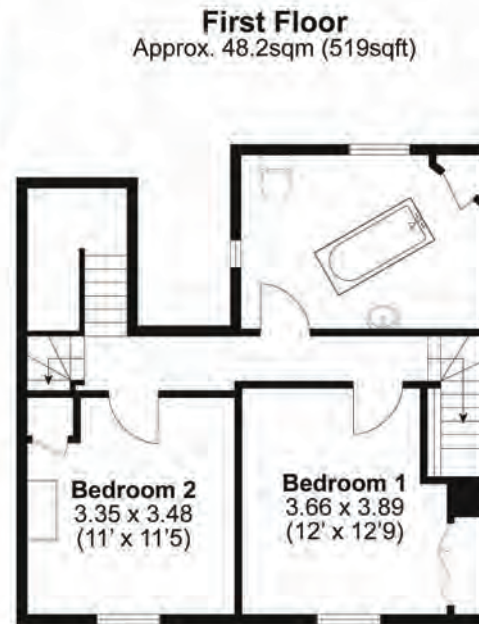
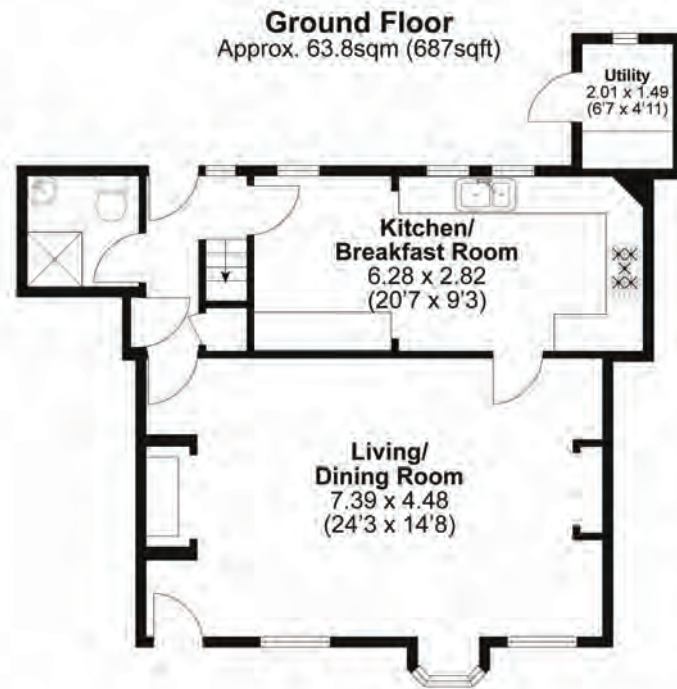
STEP OUTSIDE

The approach to Tithe Cottage is beautifully framed by a landscaped front cottage garden with traditional planting, creating a wonderful first impression. The rear garden is a real highlight, extending well beyond neighbouring cottages to provide an exceptional sense of privacy and space. A brick-paved terrace offers the perfect setting for outdoor dining, while established borders, mature planting and a central lawn create an enchanting setting throughout the seasons. A winding gravel path leads to an elegant summerhouse, fitted with power, while a useful storage shed and utility area add practicality. With direct access from the house and a discreet rear gate onto a private close, the garden is both beautiful and versatile.

Location

Situated within Codicote's conservation area, the cottage is just a short walk from the High Street, where everyday amenities includes two supermarkets, a butcher, baker, chemist, coffee shop and two village pubs. The village has a thriving community, making Codicote a welcoming place for buyers of all ages. Codicote Primary School feeds into secondary schools in Hitchin, Welwyn Garden City and Stevenage. A wide choice of well-regarded independent schools is also within easy reach. Codicote is well placed for commuters, with nearby stations at Stevenage, Knebworth and Welwyn North offering fast services to London. Luton Airport is approximately nine miles away, while Stansted and Heathrow are also easily accessible. Harpenden station provides direct rail links to Gatwick Airport via London.





Outbuilding
Approx. 3.0sqm (33sqft)



TOTAL FLOOR AREA: 1491 sq.ft. (138.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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