



PRESTIGE & VILLAGE

UK's finest properties

3 HOO FARM COTTAGES, CODICOTE ROAD, HITCHIN, SG4 8AE



A beautifully refurbished former herdsman's cottage enjoying an elevated position with panoramic countryside views across the River Mimram valley and surrounded by breathtaking Hertfordshire countryside. Full of warmth and character, the property has been thoughtfully refurbished to combine charming period features with stylish contemporary finishes, creating a wonderfully inviting country home. Highlights include a stunning open-plan kitchen/dining room with traditional Rayburn, a cosy sitting room with log burner, beautifully established gardens and spectacular far-reaching rural views, all set within a peaceful semi-rural setting convenient for nearby villages and excellent transport connections into London.

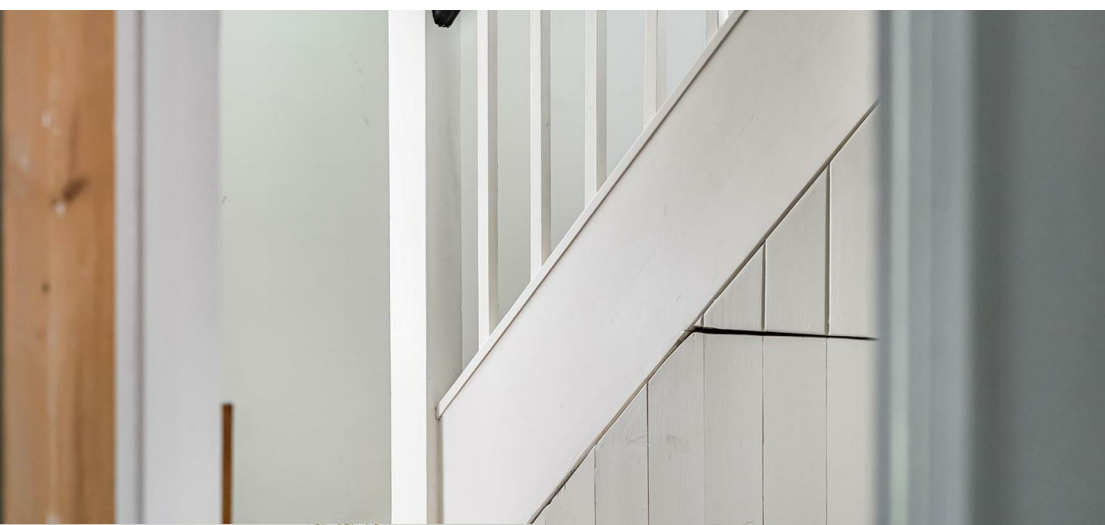
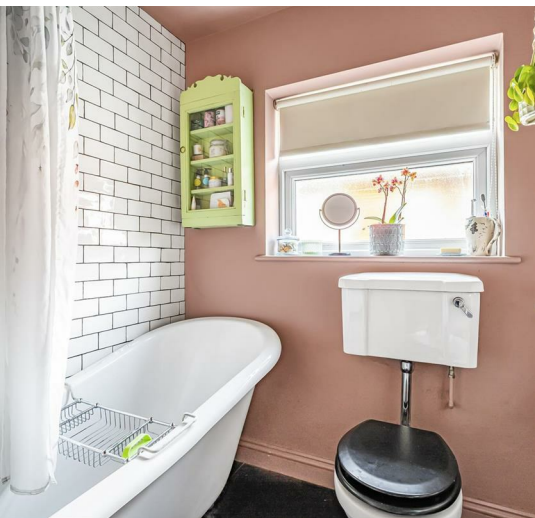
Situated along picturesque Codicote Road between the sought-after villages of Whitwell and Codicote, the property enjoys an idyllic position within the beautiful Mimram valley, surrounded by scenic countryside and walking routes. Whitwell is a charming Hertfordshire village known for its traditional country atmosphere, popular village pub and strong sense of community, whilst nearby Codicote offers a wider range of day-to-day amenities including shops, cafés and highly regarded schooling.

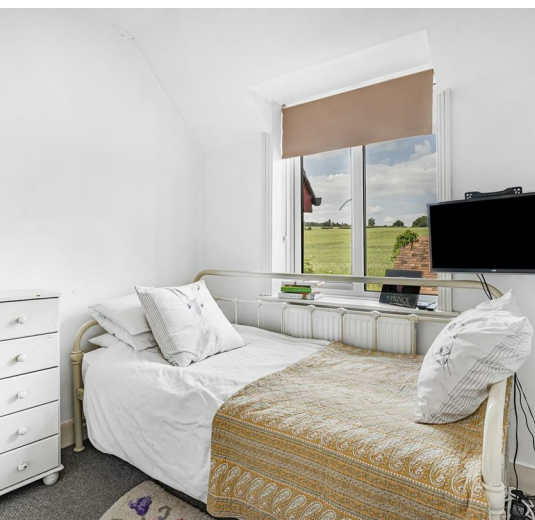




- Enchanting former herdsman's cottage enjoying spectacular panoramic countryside views
- Beautifully refurbished throughout whilst retaining a wealth of character and charm
- Elevated position overlooking the picturesque River Mimram
- Stunning open-plan kitchen/dining room featuring a traditional Rayburn cooker
- Cosy sitting room with exposed brick fireplace and multi-fuel log burner
- Three well-proportioned bedrooms with delightful rural outlooks
- Stylish country-inspired bathroom with freestanding roll-top bath
- Mature established gardens surrounded by open greenery and countryside
- Useful outbuilding with power and electricity offering excellent versatility
- Peaceful semi-rural setting within easy reach of Whitwell, Codicote and mainline stations to London







GROUND FLOOR

ENTRANCE HALL

A welcoming entrance hall full of character, featuring painted timber panelling, natural textures and staircase rising to the first floor. The space immediately sets the tone for the warm and inviting feel found throughout the cottage.

LIVING ROOM

11'10" x 10'11" (3.61m x 3.34m)
A beautifully styled and wonderfully cosy reception room centred around a cast-iron multi-fuel log burner set within an exposed brick fireplace, creating a striking focal point. Slate flooring, soft neutral décor and carefully chosen finishes combine to create a warm and relaxing atmosphere, while the rear aspect enjoys lovely natural light and views towards the surrounding greenery.

KITCHEN / DINING ROOM

12'11" x 11'11" (3.94m x 3.63m)
Undoubtedly the heart of the home, this charming open-plan kitchen/dining room blends rustic character with practical modern living. Featuring bespoke-style cabinetry, solid wood work surfaces, a classic butler sink and an impressive traditional Rayburn cooker, the room offers a wonderful space for both everyday family life and entertaining. Exposed brick detailing, slate flooring and countryside-inspired styling further enhance the cottage feel, while the generous dining area enjoys delightful views across the garden and surrounding countryside.

UTILITY ROOM

7'11" x 6'5" (2.42m x 1.96m)
A highly practical separate utility space providing additional storage and appliance areas, thoughtfully arranged with shelving and work surfaces whilst retaining the cottage's charming aesthetic. Access to the bathroom is positioned directly from this room.

GROUND FLOOR BATHROOM

Beautifully presented in a timeless

country-house style, the bathroom features a freestanding roll-top bath with traditional fittings, heritage-inspired sanitary ware, metro tiling and soft pastel tones. Natural light and carefully selected finishes create a calm and elegant space full of warmth and character.

FIRST FLOOR

BEDROOM ONE

15'7" x 10'11" (4.75m x 3.33m)
A generous principal bedroom enjoying excellent proportions and natural light, with ample space for wardrobes and additional furniture.

BEDROOM TWO

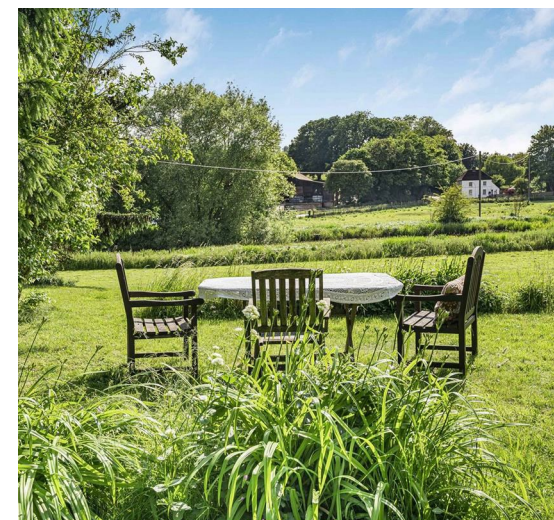
13'1" x 10'4" (3.99m x 3.16m)
A well-proportioned double bedroom overlooking the front of the property.

BEDROOM THREE

8'1" x 7'11" (2.46m x 2.41m)
A versatile third bedroom, ideal as a child's room, nursery, dressing room or home office.

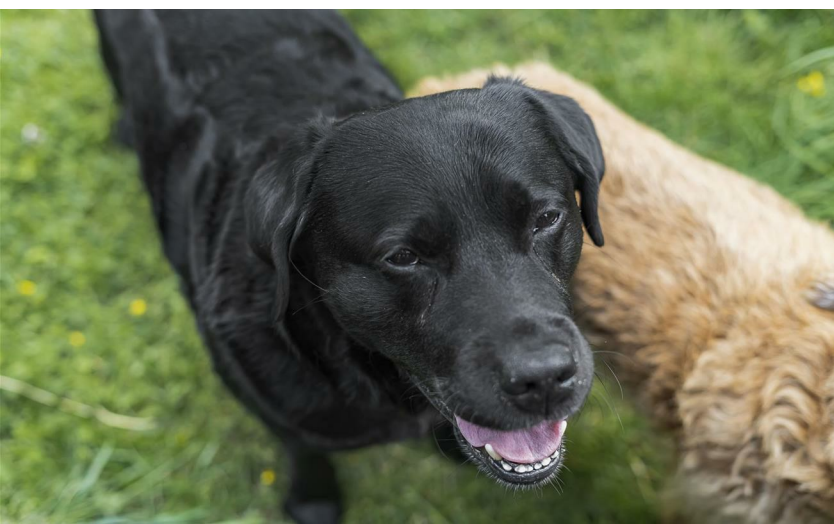
GARDENS & OUTSIDE

The cottage enjoys beautifully established gardens filled with mature planting, shrubs and trees, creating a wonderfully private and tranquil setting. The elevated position provides breathtaking panoramic views across the River Mimram and rolling Hertfordshire countryside beyond. A shared driveway provides access to ample parking, while a useful outbuilding with power and electricity offers excellent versatility for storage, workshop use or potential home office space, subject to any necessary consents.





The area is particularly popular with buyers seeking countryside living whilst remaining conveniently connected to London. Nearby Hitchin, Harpenden and Welwyn Garden City offer excellent shopping, restaurants and leisure facilities, whilst mainline stations at Knebworth, Welwyn North, Stevenage and Harpenden provide fast rail services into London King's Cross and St Pancras International.

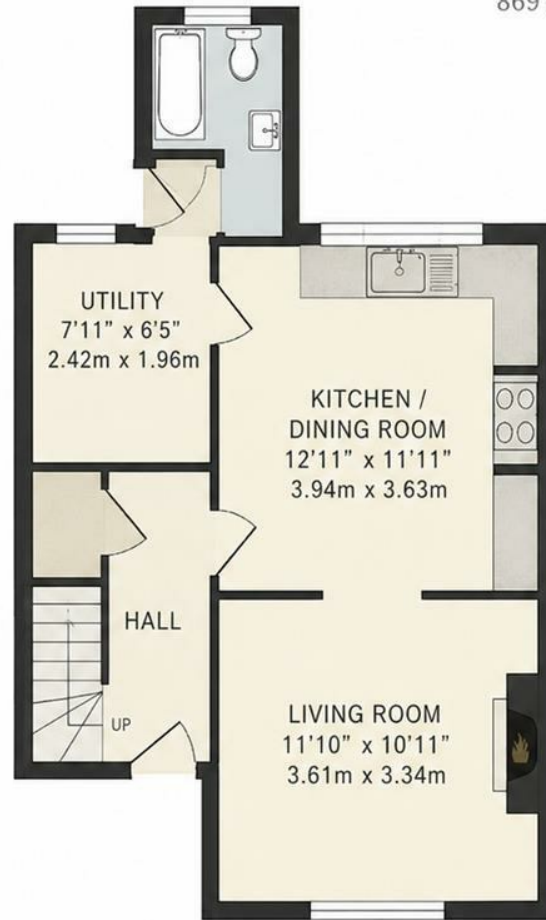


North Hertfordshire
Band C

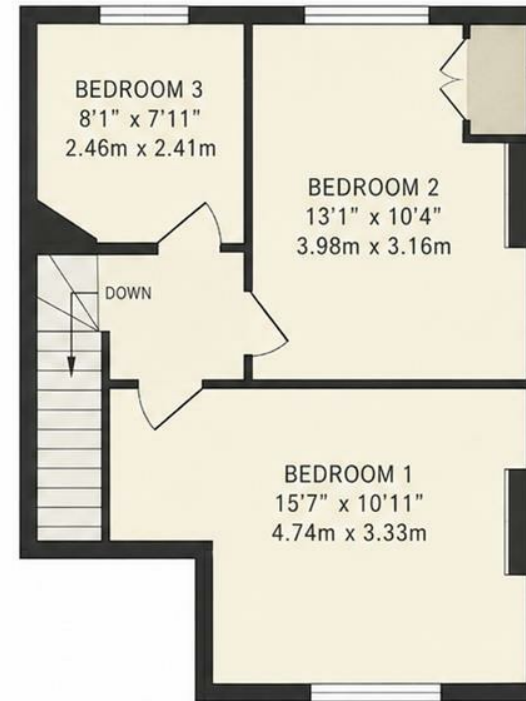
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Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A	B	C	A	B	C
91-100	81-90	69-80	31-45	21-30	11-20
105-120	95-110	85-100	46-55	31-40	21-30
120-135	110-120	100-110	56-65	41-50	31-40
135-150	120-130	110-120	66-75	51-60	41-50
150-170	130-140	120-130	76-85	61-70	51-60
170-190	140-150	130-140	86-95	71-80	61-70
190-210	150-160	140-150	96-105	81-90	71-80
210-230	160-170	150-160	106-115	91-100	81-90
230-250	170-180	160-170	116-125	101-110	91-100
250-270	180-190	170-180	126-135	111-120	101-110
270-290	190-200	180-190	136-145	121-130	111-120
290-310	200-210	190-200	146-155	131-140	121-130
310-330	210-220	200-210	156-165	141-150	131-140
330-350	220-230	210-220	166-175	151-160	141-150
350-370	230-240	220-230	176-185	161-170	151-160
370-390	240-250	230-240	186-195	171-180	161-170
390-410	250-260	240-250	196-205	181-190	171-180
410-430	260-270	250-260	206-215	191-200	181-190
430-450	270-280	260-270	216-225	201-210	191-200
450-470	280-290	270-280	226-235	211-220	201-210
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590-610	350-360	340-350	296-305	281-290	271-280
610-630	360-370	350-360	306-315	291-300	281-290
630-650	370-380	360-370	316-325	301-310	291-300
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1940-1950	1500-1510	1490-1500	1446-1455	1431-1440	1421-1430
1950-1960	1510-1520	1500-1510	1456-1465	1441-145	

3 HOO FARM COTTAGES, CODICOTE ROAD, HITCHIN, SG4 8AE

Approximate Gross Internal Area
869 sq.ft. (80.5 sq.m.)



GROUND FLOOR
454 sq.ft. (42.0 sq.m.) approx.



FIRST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 869 sq.ft. (80.5 sq.m.) approx.

This plan is for layout guidance only. Not drawn to scale unless stated.
Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan,
please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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