



76 High Street Whitwell, SG4 8AL

A very appealing 'waterside' cottage with origins dating back to the 17th century. Although the accommodation benefits from having exposed beams and a fine Inglenook fireplace, it is not listed. Notable features include a very attractive fitted kitchen/breakfast room and a tastefully fitted bathroom. Externally, the beautiful garden, which extends to over 100 feet leads down to the 'Mimram' chalk stream, alongside which is a garden studio.

Guide price £750,000

76 High Street

Whitwell, SG4 8AL



- Beautiful character cottage with an extensive garden leading down to the 'Mimram' chalk stream
- 4 comfortably proportioned bedrooms and a fabulous bathroom with walk-in shower and freestanding bath
- Whitwell features a village store/post office, Pre school and primary school, tea room and Doctors surgery and the 'Bull' pub
- Charming sitting room with feature Inglenook fireplace and multi fuel burning stove and generously proportioned dining room
- Driveway parking to side
- Harpenden town centre (6.1 miles), Hitchin town centre (6 miles).
- Impressive fitted kitchen, handmade by local craftsmen with adjoining utility room
- Raised entertaining area with glass ballustrade and views over delightful gardens and a garden studio
- Council tax band F

GROUND FLOOR

Sitting Room

22'6 x 11'7 (6.86m x 3.53m)

Dining Room

17'3 x 11'1 (5.26m x 3.38m)

Kitchen/Breakfast Room

17'7 x 13'11 (5.36m x 4.24m)

Utility Room

Cloakroom WC

FIRST FLOOR

Landing

Bedroom One

13'11 x 9'9 (4.24m x 2.97m)

Bedroom Two

12'6 x 11'1 max (3.81m x 3.38m max)

Bedroom Three

12'9 x 11'3 max (3.89m x 3.43m max)

Bedroom Four

15'6 max x 8'2 max (4.72m max x 2.49m max)

Bathroom

EXTERNALLY

Garden Studio

13'1 x 8'2 (3.99m x 2.49m)

Garden Store

10'10 x 6'8 (3.30m x 2.03m)

Shed

9'8 x 5'9 (2.95m x 1.75m)

Rear Garden

105' approx (32.00m approx)



[Directions](#)



