 3 bedrooms

 1 bathroom

 1 reception

 EPC Band E

Freehold

Council Tax Band:
C £2,046.81 (2025/26)

Local Authority:
North Hertfordshire District Council



Charming 3-bed cottage, beautifully presented with character features, in a peaceful setting. Enjoy stunning panoramic views of Hertfordshire countryside.

Description

The Cottage occupies an elevated position overlooking the River Mimram, offering spectacular panoramic views of open countryside. Thoughtfully refurbished by the current owners, it combines contemporary comforts with charming character features. Accessed via the rear, the home starts with a practical utility room and a stylish downstairs bathroom. The heart of the house is the spacious open-plan kitchen/dining room, featuring a bespoke fitted kitchen with a classic butler sink and Rayburn cooker, perfect for family life and entertaining. A separate, cosy sitting room benefits from a multi-fuel log burner. Upstairs, a bright landing leads to three generously sized bedrooms. Externally, the cottage boasts a mature garden filled with trees, plants, and shrubs. A shared driveway provides access to ample parking, and there's also a useful outbuilding with power and electricity.

Location

Located at the end of a private drive off Codicote Road, between Whitwell and Codicote villages. Close to shops, pubs, and top village schools. Major shopping and leisure in Welwyn Garden and Hitchin nearby.

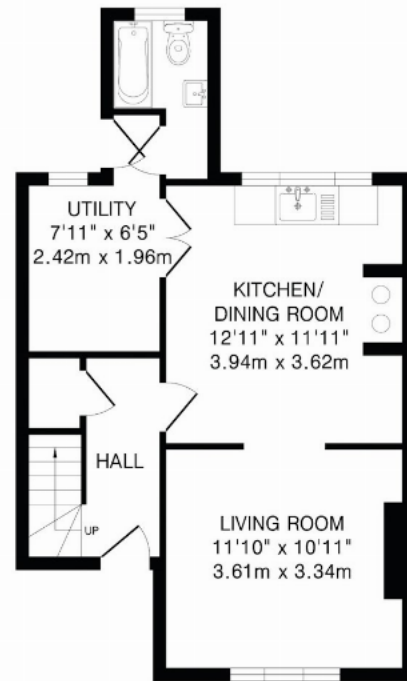
Buyers Information

In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.

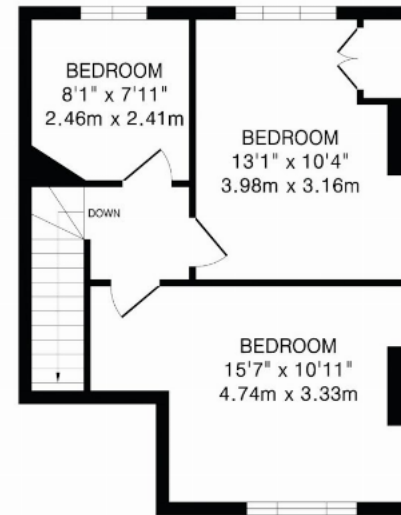








Ground Floor
454 sq.ft.(42.0 sq.m)approx.



First Floor
415 sq.ft.(38.5 sq.m)approx.

TOTAL FLOOR AREA: 869 sq.ft.(80.5 sq.m)approx.
This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

Important Information These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.