
 3 Bedrooms

 1 Bathroom

 2 Receptions

 Mature Garden

 Driveway;Carport



Freehold

Council Tax Band:
G £4,182.03 (2026/2027)

Local Authority:
North Hertfordshire District Council

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Crunnells Green, Preston, SG4 7UQ
Guide price of £1,175,000

A charming Grade II listed cottage blending period features with modern touches, plus a separate annexe, set in a peaceful location with stunning countryside views.

Description

Reeves Cottage is a 17th-century Grade II listed home in Preston, set within 1.3 acres and enjoying uninterrupted countryside views, while still being within walking distance of the village school and pub. It combines period charm with modern updates throughout. The ground floor includes a spacious living room with a wood-burning stove and French doors to the garden, a versatile second reception room, and a characterful dining room with exposed timbers and an inglenook fireplace, leading to a study area. The heart of the home is a vaulted open-plan kitchen/dining/breakfast room with fitted cabinetry, granite worktops, integrated appliances, and direct garden access. Upstairs are three well-proportioned bedrooms, including a principal bedroom with en-suite shower cubicle, plus a family bathroom. A second-floor loft provides additional flexible space. Outside, the property features a gated driveway with ample parking, a carport, and a detached studio/workshop with a self-contained annexe, ideal for guests or home working. The landscaped gardens include lawns, mature planting, a pond, and a large patio, all set within a private rural setting. Services: Mains water and electricity, private drainage, LPG gas.

Location

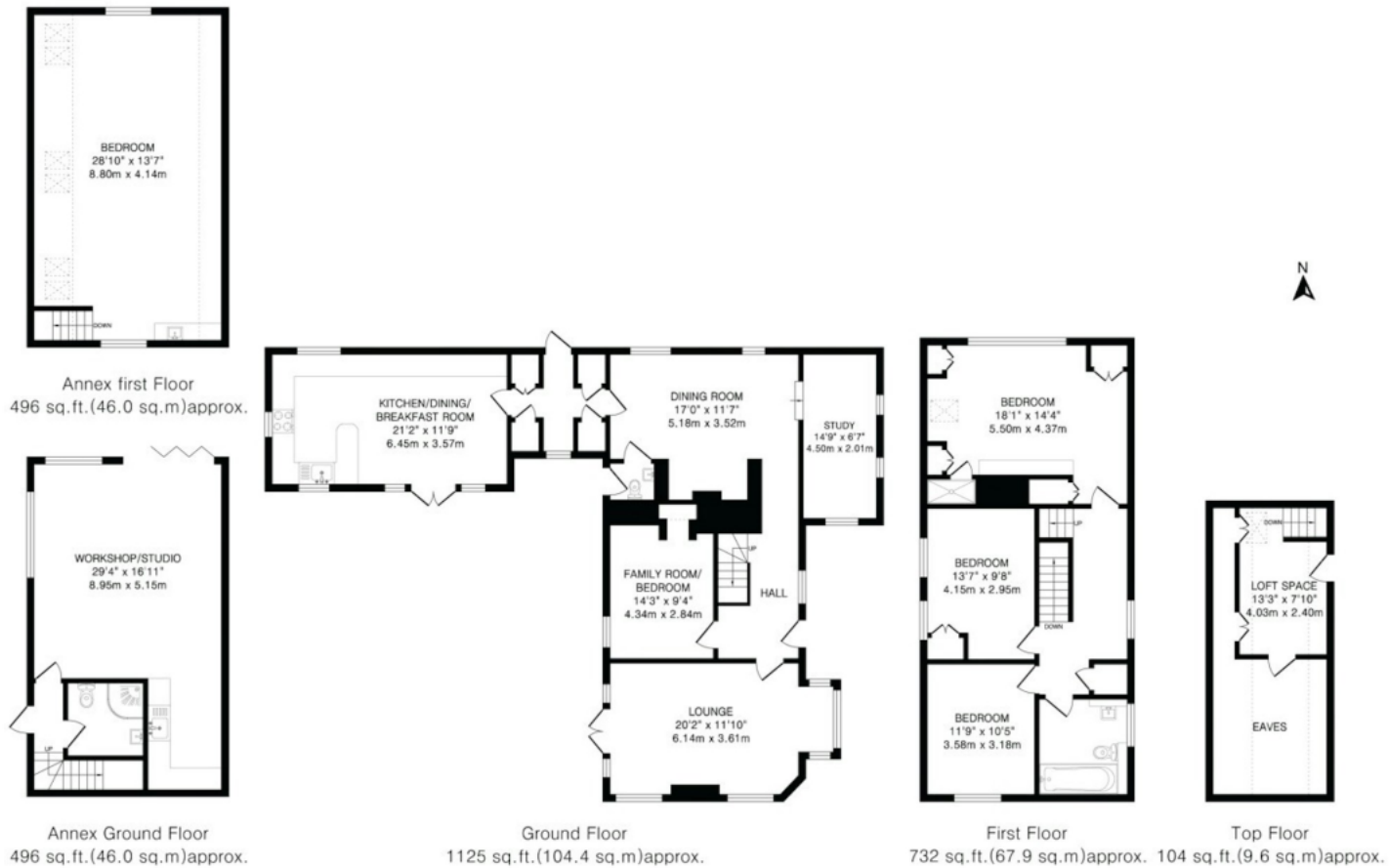
Preston is a charming and peaceful Hertfordshire village set in beautiful countryside, approximately 30 miles north of London and just 3.5 miles south of Hitchin.



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TOTAL FLOOR AREA: 2953 sq.ft.(273.9 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.

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