



3 Bedrooms



1 Bath/Shower Room + WC



1 Reception Room



Parking for 3 Cars



Courtyard Garden



EPC Band D

Council Tax
Band C
£2,046.81 2025/26

Local Authority
North Hertfordshire District
Council



Whinbush Grove, Hitchin, SG5 1PT
Guide Price £725,000 Freehold

Whinbush Grove, Hitchin, SG5

A rarely available, characterful home forming part of an exclusive row of eight unique cottages, ideally located close to the town centre, mainline station, and sought-after schools.

- Distinctly unique colourful characterful cottage
- Stunning period features
- Exclusive opportunity as these properties are rarely available
- Open plan living/dining room with feature fireplaces
- Known for its central location, which is strolling distance to the town centre, mainline station & excellent school catchment
- Three generous bedrooms served by a W.C.
- Further potential to enhance and extend (STPP)

Description

A distinctly unique and characterful cottage, believed to date back to the 1850s, and part of a locally admired row of colourful period homes. Lovingly cared for by its current owner for many years, the property retains much of its original charm, complemented by tasteful contemporary touches. While already well maintained, it also offers exciting potential for further enhancement or extension (STPP), ideal for those seeking a more open-plan lifestyle.

The accommodation begins with a welcoming entrance hall leading into a stunning 21ft open-plan living/dining room, featuring twin fireplaces and a useful understairs cupboard. This flows into a bright kitchen/breakfast room with a part conservatory-style roof and double doors opening onto the rear garden. The ground floor also includes a family bathroom.

Upstairs, there are three generously sized bedrooms, two of which enjoy original fireplaces, and all benefit from access to an upstairs W.C.

Outside, the property is accessed via a shared private road, that leads to a large shingle driveway offering off-street parking for numerous vehicles and a functional front garden space, often used by residents as an additional area to relax. Subject to relevant planning, there is also scope to add a garage or studio/home office.

To the rear is a low-maintenance, block-paved courtyard garden with a small, decked area and gate leading to pedestrian access.

Location

Whinbush Grove is a highly sought-after location, known locally for its charming row of eight colourful and characterful cottages. With just ten properties in total along this quiet enclave, homes here are rarely available. Its central location is exceptionally popular—just a short stroll from the town centre, mainline station, local amenities, and within the catchment area for excellent schools.

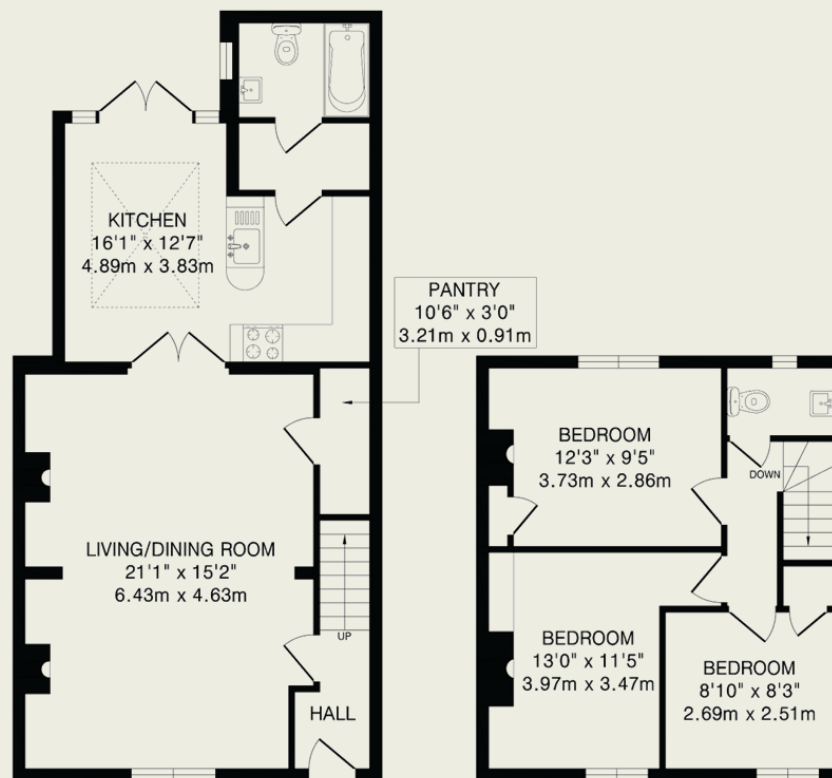




Important Information

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Ground Floor
628 sq.ft.(58.3 sq.m)approx. First Floor
383 sq.ft.(35.5 sq.m)approx.

TOTAL FLOOR AREA: 1011 sq.ft.(93.8 sq.m)approx.

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