



Hitchwood Cottage, Preston, Hitchin, SG4 7RY
Guide Price: £950,000
Freehold

PROPERTY SUMMARY

This charming three-bedroom cottage is located in the peaceful village of Preston near Hitchin, on a quiet lane leading into scenic Hitch Wood. Surrounded by beautiful countryside, it offers tranquil rural living with convenient access to amenities and transport, including Hitchin train station just 4.4 miles away.

The home features two spacious reception rooms, a single functional bathroom, and three bedrooms, blending traditional cottage charm with potential for modern updates. A standout feature is the mature, well-maintained garden—ideal for relaxing or outdoor dining—with direct access to woodland walks and springtime bluebell displays.

Additional highlights include a detached double garage with a versatile room above, ample driveway parking, and significant extension potential (STPP). This property offers both character and flexibility, making it perfect for families, couples, or those seeking a countryside retreat with room to grow.

3



1



2













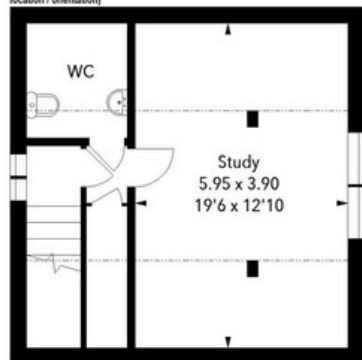




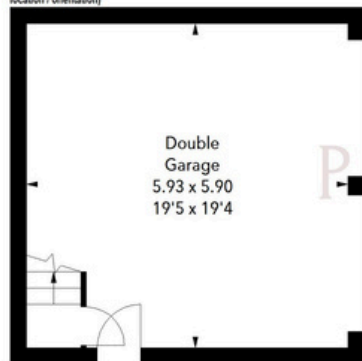




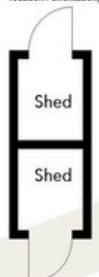
First Floor
(Not shown in actual location / orientation)



Ground Floor
(Not shown in actual location / orientation)



Ground Floor
(Not shown in actual location / orientation)



Hitchwood Cottage, Preston, SG4

Approximate Area = 196.39 sq m / 2114 sq ft
(Including Garage, Study, Sheds, Store)
Garage & Study Area = 70.23 sq m / 756 sq ft
Sheds Area = 3.81 sq m / 41 sq ft
Store Area = 12.36 sq m / 133 sq ft

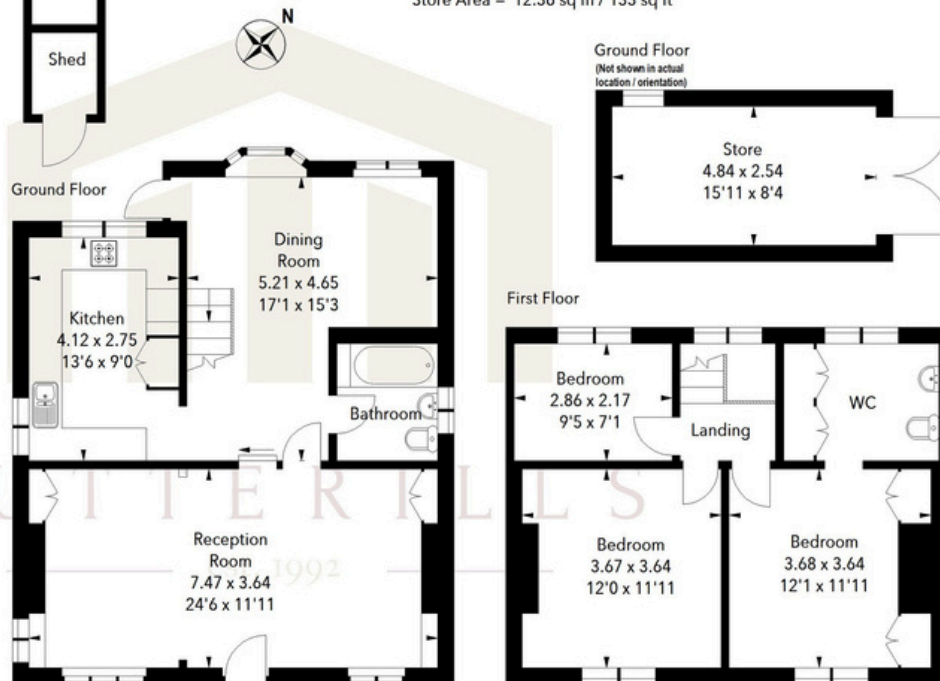


Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
© Orange Tree Photography

LOCAL AUTHORITY
North Herts
TENURE
Freehold

COUNCIL TAX BAND
E

VIEWINGS
By prior appointment only

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS
Putterills Hitchin
60 Hermitage Road
Hitchin
SG5 1DB

CONTACT DETAILS

01462 632222
hitchin@putterills.co.uk
www.putterills.co.uk