



Cleaver House

HITCHIN



English country comfort

Cleaver House presents a rare opportunity to acquire a truly exceptional Victorian residence. Tucked away in a desirable village location, the property offers a sense of privacy and charm, combining historic character with modern living.

Set within a highly desirable village location, Cleaver House is approached via a private driveway and framed by charming gardens, creating a welcoming sense of arrival. The Victorian façade, complemented by feature fireplaces and elegant period details, reflects the home's timeless character and warmth. To the front, valuable off-street parking is provided, with a separate outbuilding offering additional storage or potential for further development. The property enjoys a tranquil village setting with leafy outlooks, yet remains conveniently close to the vibrant market town of Hitchin, just seven miles away, combining the best of countryside serenity with easy access to shops, cafés, restaurants, and transport links.





Cleaver House



Cleaver House



Character and charm

Step through the door of Cleaver House and you are immediately struck by the property's inherent charm and sense of space. The entrance greets you with warmth and character, setting the tone for a home that effortlessly blends historic Victorian features with contemporary living.

The ground floor boasts an impressive array of reception rooms, each offering versatility and comfort. Sunlight fills the generous lounge, highlighting the feature fireplaces and period detailing that give the room its timeless character. This is a space made for both everyday family life and relaxed entertaining, where laughter, conversation, and the simple pleasures of home come naturally.





Cleaver House

Family time

Awash with natural light, the kitchen and dining area at Cleaver House forms the heart of the home, combining style, practicality, and social space. Designed for modern living, it provides the perfect setting for casual meals, entertaining, or family gatherings, with room to move and space to breathe.

Feature cabinetry and well-appointed surfaces create a sense of both functionality and elegance, while the layout seamlessly accommodates dining within the kitchen itself. Beyond, the versatile reception rooms and adjoining spaces offer opportunities to entertain, work, or relax, with the home's character and period details providing a warm and welcoming backdrop.

Nearby, a utility area and additional storage keep the practical aspects of daily life discreetly tucked away, ensuring the kitchen remains a bright, inviting, and social hub of the house.





Effortless flow

From the heart of the home, the dining and reception areas at Cleaver House flow effortlessly into the gardens, creating a seamless connection between indoor and outdoor living. Sunlight fills the space, while the terrace and surrounding outdoor areas provide the perfect setting for relaxed family life or entertaining friends.

The garden is a particular highlight, providing plenty of space for children to play, for summer gatherings, or simply to enjoy the tranquillity of the village surroundings. Mature roses, trees and shrubs provide complete privacy in the garden from springtime through to early autumn, creating a wonderfully secluded and peaceful setting.

To one side, a more intimate area, including the historic outbuilding and tucked-away corners of the garden, adds versatility and charm. Whether used for quiet reflection, hobbies, or seasonal planting, the outdoor spaces at Cleaver House complement the character and warmth of the home, making it a true sanctuary for family life.



Cleaver House



Cleaver House



Cleaver House



Heart of the home

Enter the formal dining room at Cleaver House, a space designed for both family gatherings and entertaining. Generous proportions and period features, including a feature fireplace, create an atmosphere of warmth and character, making it the perfect setting for celebrations, or relaxed dinners with friends.

For more private or cosy moments, one of the reception rooms can serve as a snug or quiet retreat. With its inviting layout and characterful details, this space is ideal for curling up with a book, enjoying a moment of calm, or unwinding by the fire after a busy day.



Room for all

Across the first floor, Cleaver House offers four well-proportioned bedrooms, each providing comfort, privacy, and a sense of character. The principal bedroom is particularly generous, featuring period fireplaces and ample natural light, creating a serene retreat at the end of the day.

The remaining bedrooms are versatile and spacious, ideal for family use or accommodating guests, while the two thoughtfully appointed bathrooms ensure convenience and practicality for modern living.

The versatile reception rooms includes flexible space, currently used as a study and a games room within the converted historic butcher shop, offering opportunities for remote working, hobbies, or fitness.

Together, these rooms provide restful retreats for all members of the household, combining the elegance of a Victorian home with the functionality and comfort required for contemporary family life.





Cleaver House



Out and about

Perfectly positioned to combine village tranquillity with convenient access to town, Cleaver House enjoys a highly desirable location within a welcoming community. Essential amenities are close at hand, including a well-stocked village shop, local pubs, and a petrol station, while the vibrant market town of Hitchin, with its individual shops, cafés, and restaurants, is just seven miles away.

For commuters, connectivity is excellent. Hitchin station offers fast rail links to London King's Cross and Cambridge, while the A1(M), M1, and London Luton Airport are all within easy reach, making travel for business or leisure straightforward.

Families benefit from access to a range of well-regarded schools in and around Hitchin, including highly rated primary and secondary options, as well as independent schools such as Kingshott. The area provides an ideal setting for family life, balancing excellent education with a strong sense of community.

Surrounded by Hertfordshire's beautiful countryside, there are abundant opportunities for outdoor recreation, from scenic walks and cycling to local equestrian and golf facilities. Cleaver House therefore offers a unique combination of historic charm, village life, and accessibility to the cultural and social amenities of Hitchin.



Groceries?

Shillington offers the convenience of a village shop for day-to-day essentials, while a broader choice of supermarkets and independent food retailers can be found within easy reach in nearby Hitchin and Shefford, making both quick top-ups and weekly shops effortless.



A walk?

Living here for so long, we've never tired of the surrounding countryside. Some of our favourite walks take us out towards Pegsdon Hills and Deacon Hill, where the views are always impressive, whatever the season. There are countless footpaths straight from the village, including links to the Icknield Way



A bite to eat?

Over the years we've enjoyed the ease of eating locally, The Musgrave Arms offering good food and a welcoming village atmosphere. For more variety, Hitchin is close by and has always been an easy choice for dining out.



A pub?

The village pubs are very much part of life in Shillington. The Crown Inn is friendly, familiar place to meet friends.



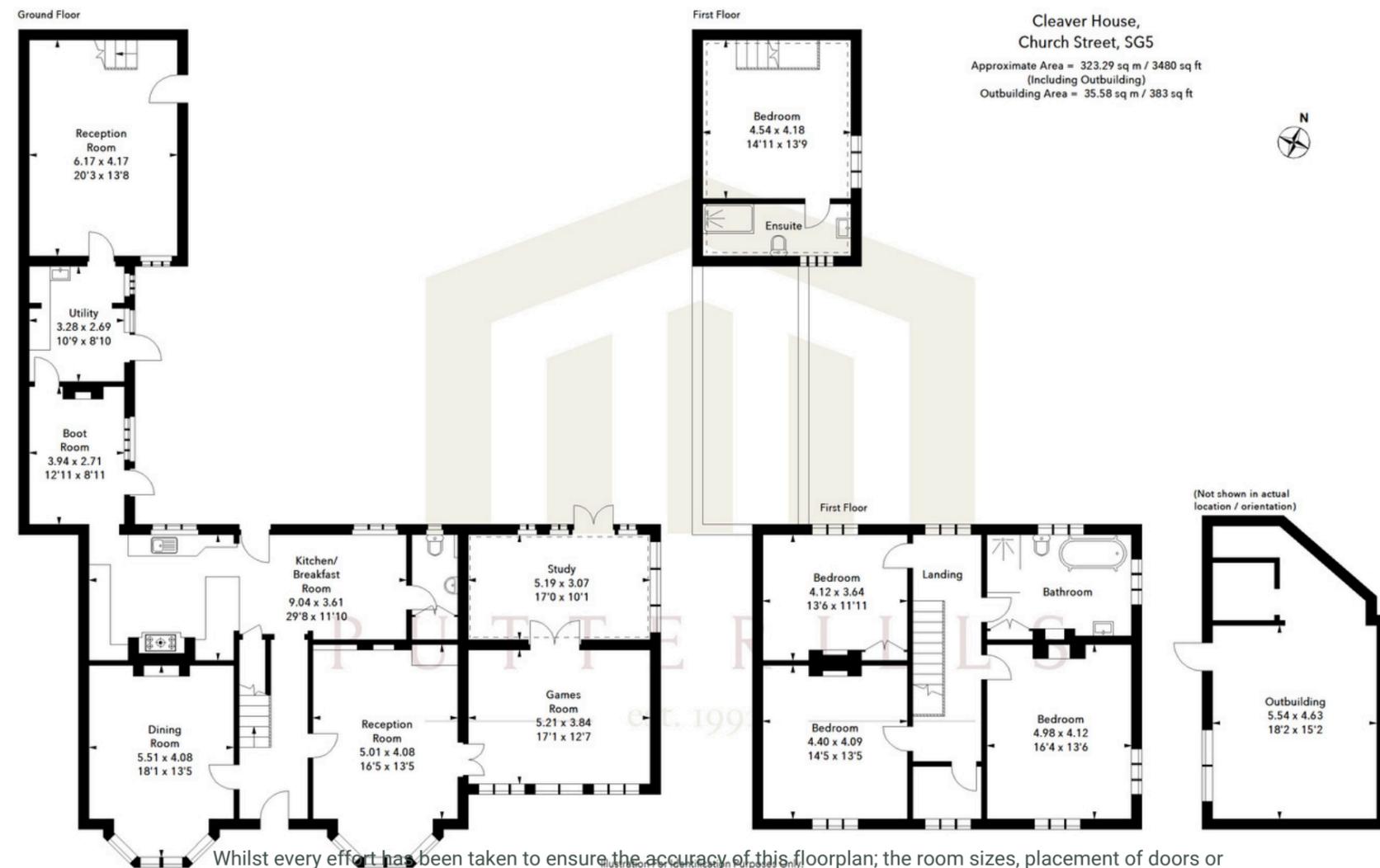
A day out ?

One of the great joys of living here has been the surrounding countryside. We've spent many hours walking towards Pegsdon Hills and Deacon Hill, with countless footpaths straight from the village, and regular trips into Hitchin for its markets and shops.



Schools?

Shillington has always felt well suited to families. The village primary school is a real benefit, with popular primary and secondary options in Hitchin nearby



Cleaver House,
Church Street, SG5
Approximate Area = 323.29 sq m / 3480 sq ft
(Including Outbuilding)
Outbuilding Area = 35.58 sq m / 383 sq ft

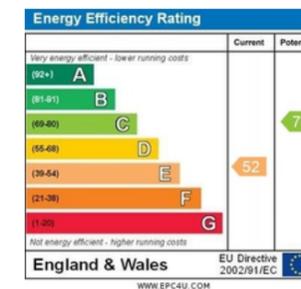


Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.

Key features

- Charming Victorian Property
- Generously Proportioned Rooms Throughout
- Potential For Separate Living Space/Annex
- Formal Dining Room
- Fabulous Kitchen with Dining Area
- Off-Street Parking
- Multiple Feature Fireplaces
- Historic Butcher Shop Converted Into Stylish Games Room

VIDEO
TOUR



Unable to locate the property?
Try [what3words](https://www.what3words.com)
///focus.clear.soda

** The information Putterills has provided is for general informational purposes only and does not form part of any offer or contract. The agent has not tested any equipment or services and cannot verify their working order or suitability. Buyers should consult their solicitor or surveyor for verification. Photographs shown are for illustration purposes only and may not reflect the items included in the property sale. Please note that lifestyle descriptions are provided as a general indication. Regarding planning and building consents, buyers should conduct their own enquiries with the relevant authorities. All measurements are approximate. Properties are offered subject to contract, and neither Putterills nor its employees or associated partners have the authority to provide any representations or warranties. **

Cleaver House

Church Street, Shillington, Hitchin,
Bedfordshire, SG5 3LH



PUTTERILLS

— est. 1992 —

Putterills of Hertfordshire Hitchin
60 Hermitage Road, Hitchin, Hertfordshire,
SG5 1DB

Tel: 01462 632222

Email: hitchin@putterills.co.uk