



PUTTERILLS
— est. 1992 —

Church Street, Shillington, Hitchin, SG5 3LH
Guide Price: £1,000,000
Freehold

PROPERTY SUMMARY

Cleaver House is an impressive and substantial Victorian four-bedroom home that beautifully combines period character with modern family living. The property offers exceptional space, including five reception rooms and a large kitchen with dining area, providing superb flexibility for entertaining, home working, or family life. There is excellent potential to create a self-contained annex, ideal for multi-generational living or guests. Upstairs are four well-proportioned bedrooms and two bathrooms, with feature fireplaces throughout enhancing the home's historic charm. Outside, the property benefits from off-street parking, an outbuilding, and a unique former butcher's shop now converted into a stylish games room. Set within a desirable village with a strong community feel and local amenities, Cleaver House offers a rare opportunity to acquire a characterful and versatile home. The market town of Hitchin, with mainline rail links to London King's Cross and Cambridge, is approximately 7 miles away.

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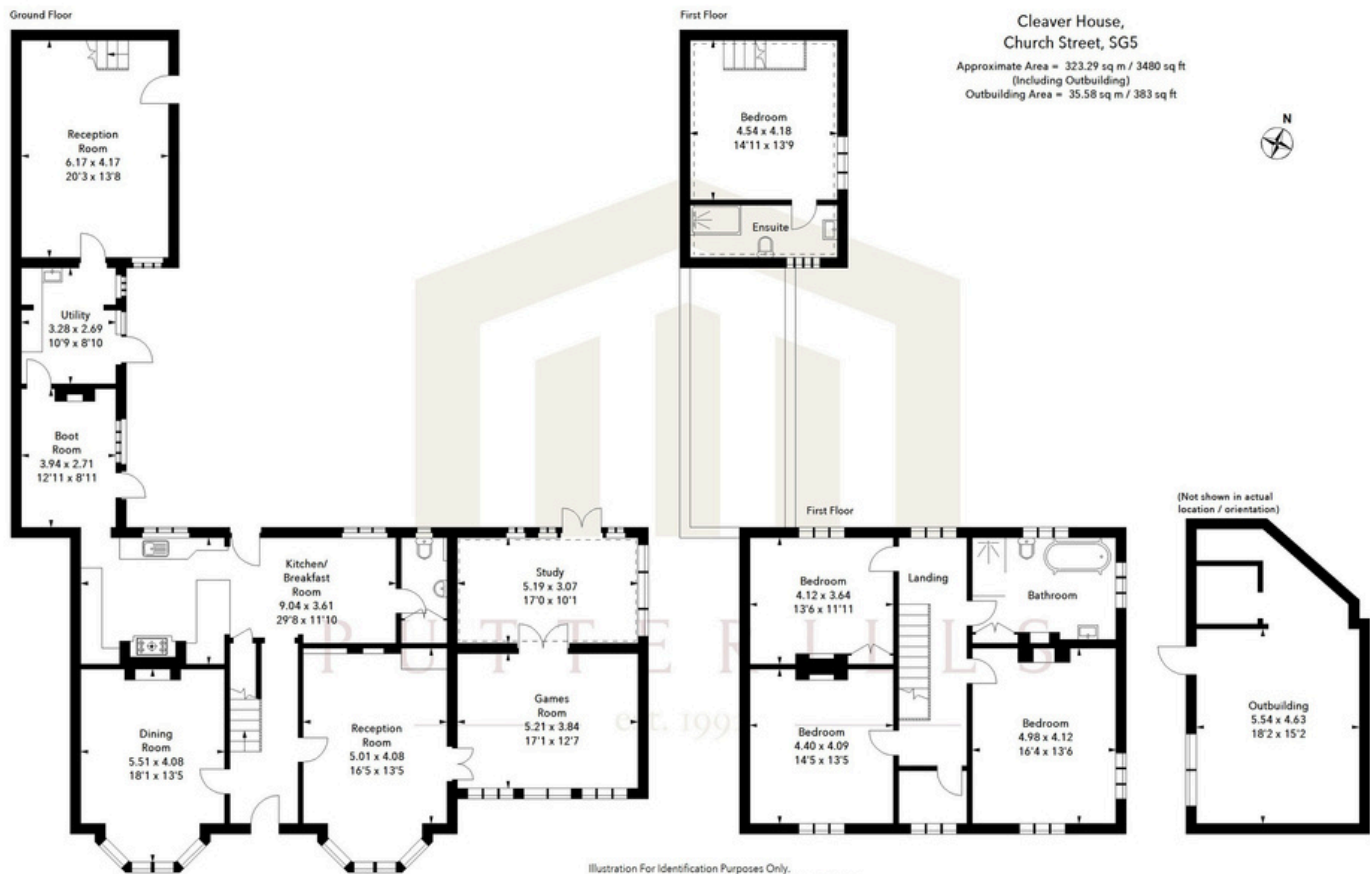












Cleaver House,
Church Street, SG5
Approximate Area = 323.29 sq m / 3480 sq ft
(Including Outbuilding)
Outbuilding Area = 35.58 sq m / 383 sq ft



Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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LOCAL AUTHORITY
North Herts

TENURE
Freehold

COUNCIL TAX BAND
G

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



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