



PUTTERILLS
— est. 1992 —

Guide Price £775,000

School Cottage, Langley Village, Langley, Hitchin,
Hertfordshire, SG4 7PL

PROPERTY SUMMARY

Dating back to circa 1690, this enchanting Grade II listed cottage occupies a wonderful position within the idyllic hamlet of Langley and was once home to the headmasters and headmistresses of the former village school.

Beautifully maintained and full of character, the property offers three reception rooms, three bedrooms, a vaulted study, utility room and a wealth of original features including a magnificent inglenook fireplace.

Outside, the stunning cottage gardens, designed and planted by a Chelsea Gold Medal-winning designer, create a truly special setting, while a double garage with substantial first-floor space above offers exciting conversion potential, subject to the necessary permissions.

Surrounded by countryside and set within a warm and welcoming village community, this is a rare opportunity to acquire a home rich in history, charm and authenticity.















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**School Cottage,
Langley Village, SG4**

Approximate Area = 188.59 sq m / 2030 sq ft
(Including Garage)

Garage Area = 24.25 sq m / 261 sq ft

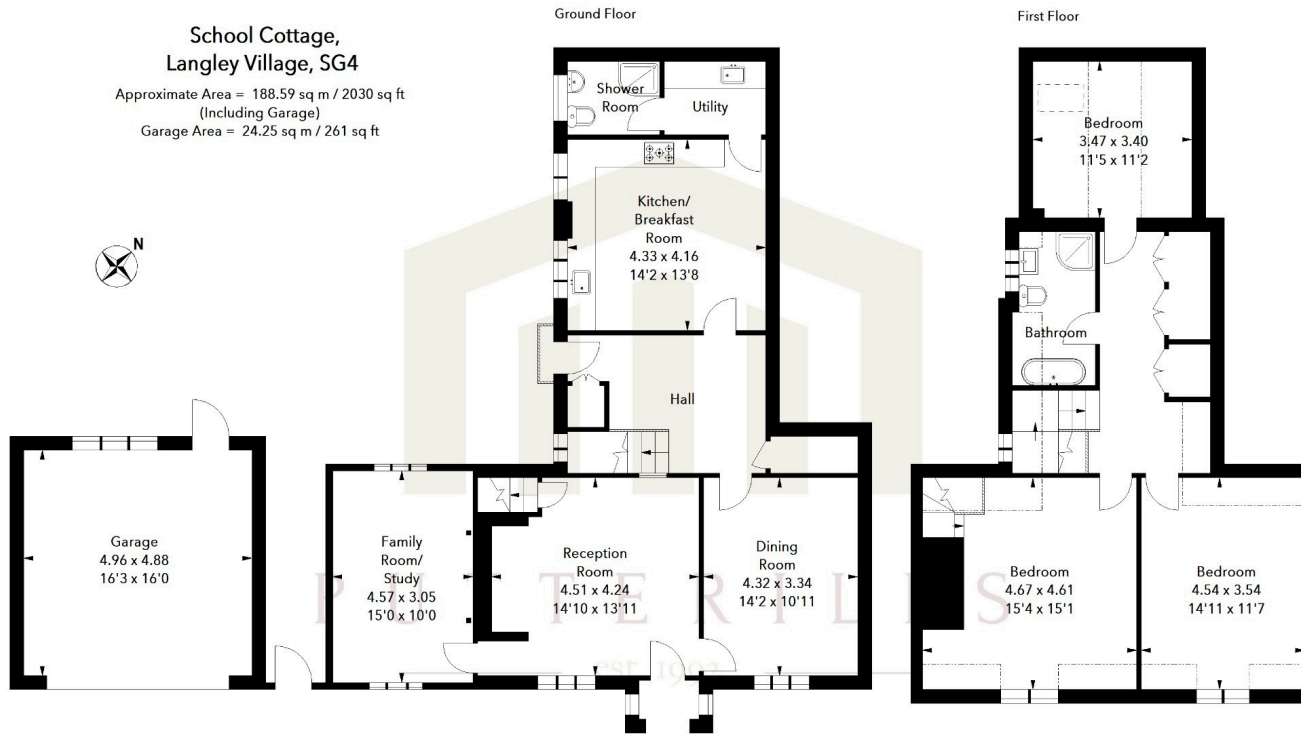


Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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LOCAL AUTHORITY
North Herts

TENURE
Freehold

COUNCIL TAX
BAND F

VIEWINGS
By prior appointment only

Grade II Listed
No EPC required

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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