



Elliot Heath
ESTATE AGENTS

Flint Cottage Cautherly Lane, Great Amwell

Guide Price **£2,250,000**

Flint Cottage Cautherly Lane

Great Amwell, Ware

Character home in picturesque Great Amwell village. Rebuilt to high specifications by owners, offering a wonderful mix of modern amenities and historic charm. Beautiful grounds, pool, and terrace. Close to amenities and transport links. Renovated en suite and well-maintained.

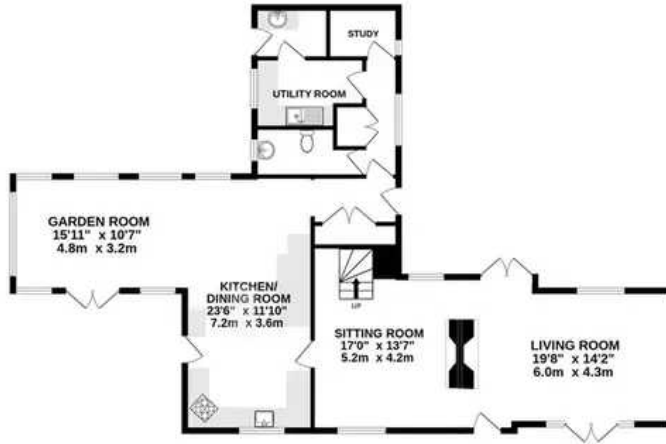
Council Tax band: E

Tenure: Freehold

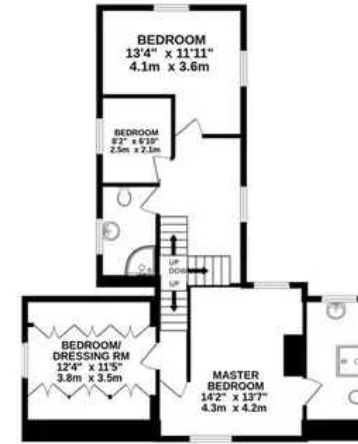


FLINT COTTAGE

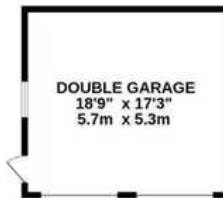
GROUND FLOOR
1154 sq.ft. (107.2 sq.m.) approx.



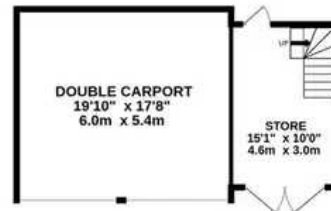
1ST FLOOR
737 sq.ft. (68.5 sq.m.) approx.



DOUBLE GARAGE
323 sq.ft. (30.0 sq.m.) approx.



GARAGE
502 sq.ft. (46.6 sq.m.) approx.



GARAGE 1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 3027 sq.ft. (281.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Accommodation

The original front door opens into:

Sitting Room

17' 1" x 13' 9" (5.20m x 4.20m)

A double aspect sitting room that is part of the original cottage. A lovely room that has a soft red brick chimney breast with double sided gas living flame effect wood burning stove the other side of which is in the:

Living Room

19' 8" x 14' 1" (6.00m x 4.30m)

A beautiful room with French doors opening to both the front terrace and the rear terrace. Again the soft red brick fireplace and chimney breast provide a focal point to the room. A peaceful room in which to relax.

Kitchen/Dining Room

23' 7" x 11' 10" (7.20m x 3.60m)

The hub of the home is undoubtedly the kitchen/dining/family room. The kitchen area is beautifully fitted with an extensive range of Oak fronted units, granite worktops, an island unit, integrated appliances and a range cooker. The kitchen is open plan to the excellent dining area and to:

Garden Room

15' 9" x 10' 6" (4.80m x 3.20m)

Fabulous garden /family room that looks out over the gardens and is a lovely place for all the family to congregate.

Rear Hallway

With access to the cloakroom, study and utility/ laundry room with boot/boiler room off.

First Floor Landing

Attractively set on two levels with access to:



Principle Bedroom

14' 1" x 13' 9" (4.30m x 4.20m)

Another lovely bright room being double aspect from which one can enjoy wonderful views over the gardens and countryside beyond.

En Suite

Refitted with a contemporary suite.

Dressing Room/Bedroom Three

12' 6" x 11' 6" (3.80m x 3.50m)

A double bedroom that is currently fitted as fabulous dressing room.

Bedroom Two

13' 5" x 11' 10" (4.10m x 3.60m)

Double bedroom.

Bedroom Four

8' 2" x 6' 11" (2.50m x 2.10m)

A nursery bedroom.

Shower Room

Luxurious family shower room.





GARDEN

Flint Cottage is hidden away behind high hedges and electric gates that lead up the long driveway to the house. As soon as one approaches you cannot help but be impressed. The meticulously cared for lawns and hedges stretch in front of you. There are mature shrubs, well stocked borders and trees throughout the garden catching ones eye. Adjoining the house is a terrace that is great for entertaining but the real treat lies to the far side of the house where one comes across the swimming pool terrace. This is a family's dream and has been enjoyed on so many occasions by the owners. The large heated pool is the draw and the whole terrace benefits from such privacy. Adjoining the pool area is a summerhouse/changing room. In all the plot extends to approximately three quarters of an acre

SECURE GATED

10 Parking Spaces

To one side of the house the driveway leads up to a 'Heritage' style double car port and workshop with useful storage room above which could easily be adapted for a variety of uses, home office/annexe. Tucked away at the foot of the driveway is a further large double garage and a workshop both with light and power connected.







Elliot Heath Estate Agents

Elliot Heath Estate Agents, 7 Star Street - SG12 7AA

01920 29 33 33

hello@elliotheath.co.uk

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