

EST. 1984



Jean Hennigan Properties

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*Estate Agents,
Surveyors, Valuers,
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Lettings*

**'ROSEMARY COTTAGE' RAGS LANE
GOFFS OAK, HERTFORDSHIRE, EN7 6TE**

STUNNING COTTAGE WITH PERMITTED PLANNING FOR ANNEXE

*Dedicated To
Quality Without
Compromise*

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01992 445055*

***60 High Road
Broxbourne
Hertfordshire
EN10 7NF***



Formerly the gardeners cottage, which was once set in the grounds of the historic local landmark The Burton Grange, dating back to the mid 1800's, this truly charming four bedroom period property offers outstanding and slightly quirky family accommodation, yet retaining many fine features of the Victorian era creating a really unique feel to the home. Occupying a generous sized plot there is the added benefit of large outbuildings currently used as a garage and office that can easily be adapted for a variety of uses subject of course to the necessary planning consents, with the additional bonus of having a separate gated entrance.

'Rosemary Cottage' enjoys a prominent position on Rags Lane, and although the surrounding area, has in recent years seen major changes, Goffs Oak and Cheshunt have been the subject of great rejuvenation providing extensive amenities including the Brookfield Farm Shopping Centre. Schools in the area are highly regarded and within short driving distance. Major transport links by both road and rail are easily accessible.

Early viewing of this character cottage with permitted planning for annex is strongly advised.

SUMMARY OF ACCOMMODATION

RECEPTION HALL WITH SPIRAL STAIRCASE

KITCHEN/BREAKFAST ROOM

SEPARATE DINING ROOM

DUAL ASPECT SITTING ROOM

SNUG/FAMILY ROOM, POTENTIAL FIFTH BEDROOM

CLOAKROOM/LAUNDRY ROOM

PRINCIPAL BEDROOM WITH ENSUITE SHOWER ROOM

THREE FURTHER BEDROOMS

**FAMILY BATHROOM* *GAS CENTRAL HEATING*

DELIGHTFUL FRONT AND SOUTH FACING REAR GARDENS

GOOD SIZED PLOT WITH A SECOND GATED ENTRANCE AND LARGE OUTBUILDINGS CURRENTLY USED AS A GARAGE AND OFFICE WITH PERMITTED PLANNING FOR AN ANNEX

AMPLE PARKING FOR SEVERAL VEHICLES TO THE FRONT AND REAR OF THE COTTAGE

Covered entrance porch with block paved step and courtesy lighting. Entrance door with glazed ornate panel and wrought iron furniture affords access to the:



RECEPTION HALL Leaded light window overlooking the front garden, with quarry tiling to the floors. Fitted cloaks storage cupboard, decorative wooden cover concealing the radiator. Feature spiral staircase with wrought iron railing leads to the first-floor landing. Pine door leading to the:

KITCHEN/BREAKFAST ROOM 14'5 x 9'6 Leaded light window overlooking the rear gardens. Tiled in quality wall ceramics to complement a range of Shaker style wall and base units with ample working surfaces over incorporating a one and a half bowl single drainer sink unit with cupboard below. Inset Neff induction hob with oven below and extractor hood above. Built in appliances with matching facias include dishwasher, fridge and freezer while an open-ended unit includes the all-important wine rack. Dado rails are an addition, coved ceiling with spotlighting. Heavy oak door leads to the original covered entrance porch and courtyard. A large opening with wooden steps rises to the:



DINING ROOM 11'11 x 11'10 Leaded light side panels either side of French doors leading out onto the sun terrace. Feature ornate fireplace with polished slate hearth. Coved ceiling and dado rail. Pine door with wrought iron furniture leads to the snug, family room, potential fifth bedroom, while a second door affords access to the:



DUAL ASPECT SITTING ROOM 12' x 12' Windows overlooking the front and side gardens. Feature fireplace with ornate tiled slips and polished slate hearth. Decorative wooden case concealing the radiator. Dado rail and coved ceiling. Wall light points, television and media connections.



SNUG/FAMILY ROOM, POTENTIAL FIFTH BEDROOM 13'6 x 8'6 Offering a variety of options for alternative use. Window with views over the rear garden, coved ceiling and door leading to the:



SHOWER ROOM/LAUNDRY ROOM (This room has the potential to be an en-suite shower room). Window to front, tiled flooring and suite comprising, pedestal wash hand basin with mixer tap and low flush w.c., chrome heated towel rail and wall mounted cupboards. Plumbing for washing machine with working surface above.



FIRST FLOOR LANDING (Arranged over two levels). Heavy wooden feature ceiling beam and wall light points. Access to the insulated loft. Picture rail and pine doors with wrought iron furniture allow access to the bathroom and bedrooms with a further door leading to the:

PRINCIPAL BEDROOM 12'7 x 12'1 Leaded light window overlooking the front garden. Picture rail and door leading to the:



EN-SUITE SHOWER ROOM 8'5 x 6'1 Window to front, and partly tiled in decorative wall and floor ceramics to complement a suite comprising double shower with sliding glass door and fitted shower unit, pedestal wash hand basin with mixer tap and low flush w.c. Chrome heated towel rail.

SECOND BEDROOM 12'4 x 11'3 Window overlooking the rear garden, picture rail and radiator.



THIRD BEDROOM 12'1 x 8'8 Window with rear aspect, radiator and picture rail.



FOURTH BEDROOM 9'8 x 8'5 Dual aspect with radiator.

FAMILY BATHROOM 6'4 x 5'4 Obscure glazed window to side. Tiled in quality wall and floor ceramics to complement suite comprising panelled bath with glass shower screen mixer tap and shower attachment pedestal wash hand basin and low flush w.c.



EXTERIOR

Front Garden and Side Courtyard

'Rosemary Cottage' is approached via a five-bar wooden gate with adjacent pedestrian gate supported by picket fencing, affording access onto a gravelled driveway, providing space for off street parking. The borders are stocked with an abundance of flowering shrubs and evergreens, panelled fencing to one side provides an excellent degree of seclusion whilst a wooden gate leads to the block paved courtyard situated to the side of the property where the panel fencing continues to provide screening and privacy. The wide borders to the courtyard are mostly filled to gravel. The timber garden shed with stable door and windows either side add a focal point to the garden.



Rear Garden

The rear garden is partly walled, constructed of old stock brick, adding charm to the garden which is principally lawned and arranged over subtle levels with wide borders stocked with plants and shrubs providing colour throughout the seasons. Directly behind the property is the wide sun terrace offering an ideal spot for alfresco dining or just a sunny southerly aspect from where to sit relax and enjoy the garden. Steps lead to the outbuildings.



This area can be accessed by both the rear garden and an additional right of way lane running alongside of the cottage, with double wrought iron gates affording a second entrance to a large sweeping gravel driveway allowing ample vehicle parking, with dense hedgerow and panelled fencing providing excellent screening.

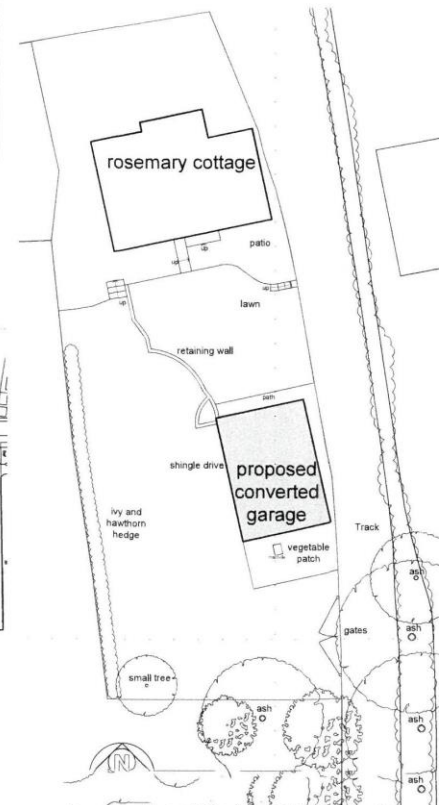
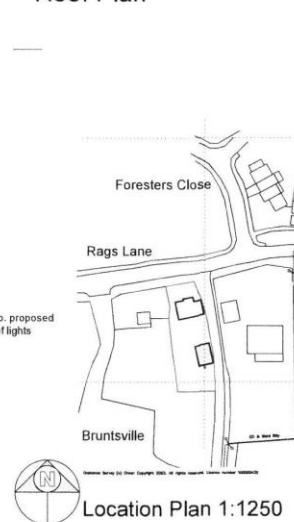
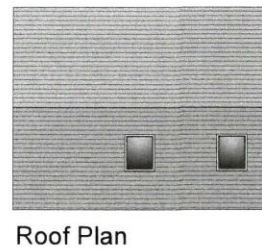
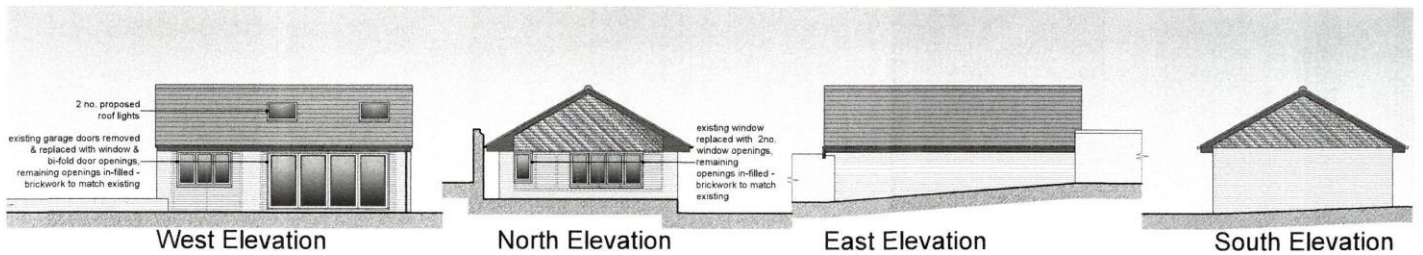
DOUBLE GARAGE PLUS LARGE OFFICE/HOBBIES ROOM

Offering a variety of options for alternative use the garage has an up and over door, power and light connected. The office is accessed by double wooden doors and currently has obscure glazed windows to one side, light and power are also connected.



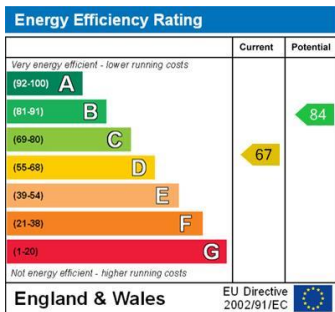
Agents Note: We understand from the current owners of the property that permitted planning to convert the outbuildings to an annexe has been agreed see proposed plans and elevations below.

Proposed Plans and Elevations



PRICE: £1,095,000. FREEHOLD

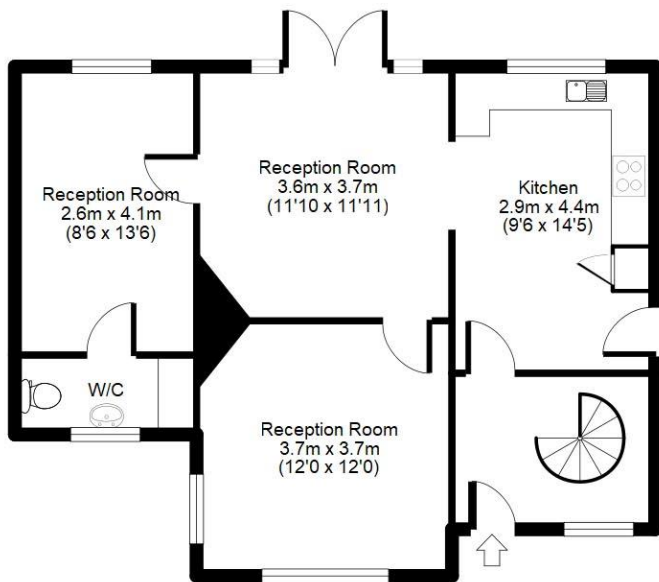
Energy Performance Graph



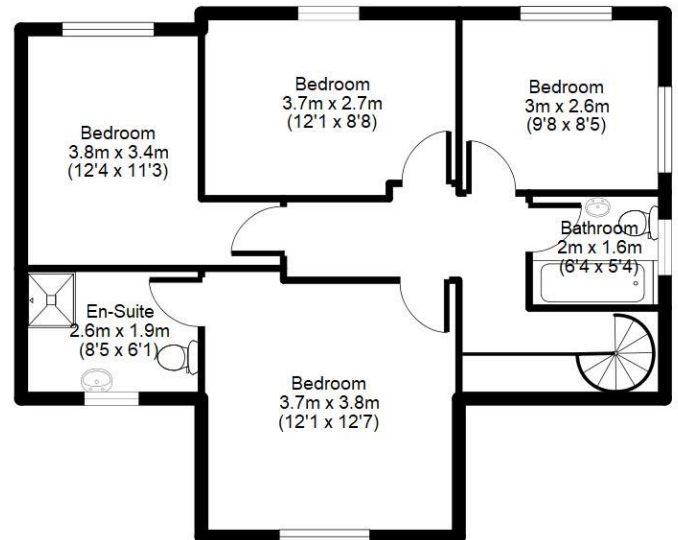
The full Energy Performance Certificate can be viewed at our office or a copy can be requested via email

Floor Plans

These drawings are not to scale and should be used for observational purposes only



Ground Floor



First Floor

Redress Scheme: - The Property Ombudsman - www.tpos.co.uk



VIEWING: By appointment with **Owners Sole Agents** - please contact: **JEAN HENNIGHAN PROPERTIES** - telephone 01992 445055

Important Note One: To conform with the new E.C. Money Laundering Directive, purchasers are now required to provide photographic identification in the form of a passport or drivers license together with a copy of a recent utility bill. We would recommend that prospective purchasers have these documents available to save any delay, when a sale is agreed.

Important Note Two: These sales particulars have been prepared by Jean Hennighan Properties upon the instructions of the vendor(s) and do not constitute any part of a contract. Services, fittings and equipment referred to within have not been tested (unless otherwise stated) and no warranties can be given. All measurements are approximate and are for descriptive purposes only. Accordingly, the prospective purchaser(s) must make their own enquiries regarding such matters. Det 2676

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