



North Hill | Sarratt | WD3 6HD
Offers In Excess Of £790,000



VIDEO. Enjoying stunning views over the River Chess and surrounding countryside, this beautifully maintained three bedroom brick and flint character cottage combines period charm with stylish living in a truly idyllic setting.

The front door opens into a welcoming entrance porch, complete with a downstairs W/C and a useful utility cupboard. This leads into a striking conservatory, a standout feature of the home, stretching over 21 feet in length and adorned with grapevines trailing along the glass ceiling. This unique space provides a wonderful additional living or entertaining area.

The sitting room enjoys dual-aspect windows that frame exceptional countryside views and is centred around a stunning exposed brick fireplace with an integrated wood-burning stove, adding warmth and character.

The kitchen continues the cottage aesthetic, featuring ample wall and base cabinetry and a traditional AGA. It flows into a bright and airy dining/breakfast room, with French doors that open directly onto the beautifully landscaped garden, ideal for seamless indoor-outdoor living.

Upstairs, there are three well proportioned double bedrooms, and a family bathroom.

Outside

The landscaped garden features a stunning raised deck offering an exceptional space for outdoor living, complete with a WOOD FIRED HOT TUB - perfect for relaxing or entertaining while taking in the peaceful surroundings and breath taking countryside views.

It's an ideal spot for al fresco dining and enjoy stunning sunsets over the rolling Hertfordshire landscape.

The detached double garage benefits from both electricity and heating, offering excellent potential for conversion into a studio or home office.

Tenure

Freehold.

Services

Not on mains gas: LPG Gas fired boiler serving domestic hot water and heating.

Mains water & electricity

Not on mains drainage: Cess pit shared with neighbouring property

Council tax band F (Three Rivers).

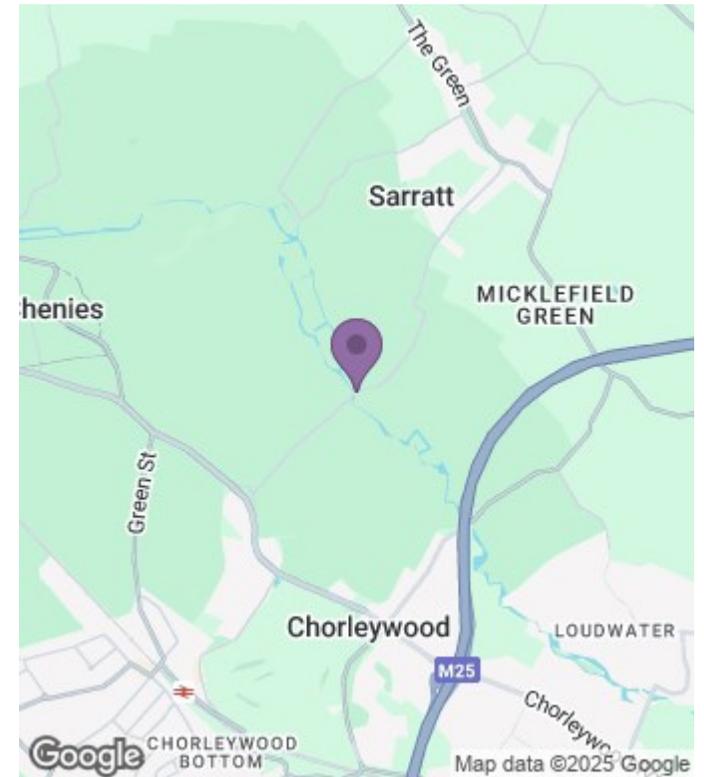
Situation

Located in the heart of the picturesque Chiltern Hills, Sarratt is one of Hertfordshire's most sought after villages, offering the perfect blend of rural charm and modern convenience. Surrounded by rolling countryside and scenic walks along the River Chess, the village boasts a strong sense of community, with a traditional green, local pubs, a well regarded primary school, and Village Hall. Sarratt enjoys excellent transport links, with nearby Chorleywood and Rickmansworth providing direct rail connections to London, making it ideal for commuters.





- 1,668 square feet
- 3 Bedrooms
- Charming Cottage
- Period Features
- Stunning Country Side Views
- Wood Fired Hot Tub
- Landscaped Garden
- Off Road Parking & Double Garage
- Excellent Transport Links
- Admired Village Location



Approximate Gross Internal Area
 Ground Floor = 77.3 sq m / 832 sq ft
 First Floor = 45.5 sq m / 490 sq ft
 External WC = 4.5 sq m / 48 sq ft
 Garage = 27.7 sq m / 298 sq ft
 Total = 155 sq m / 1,668 sq ft

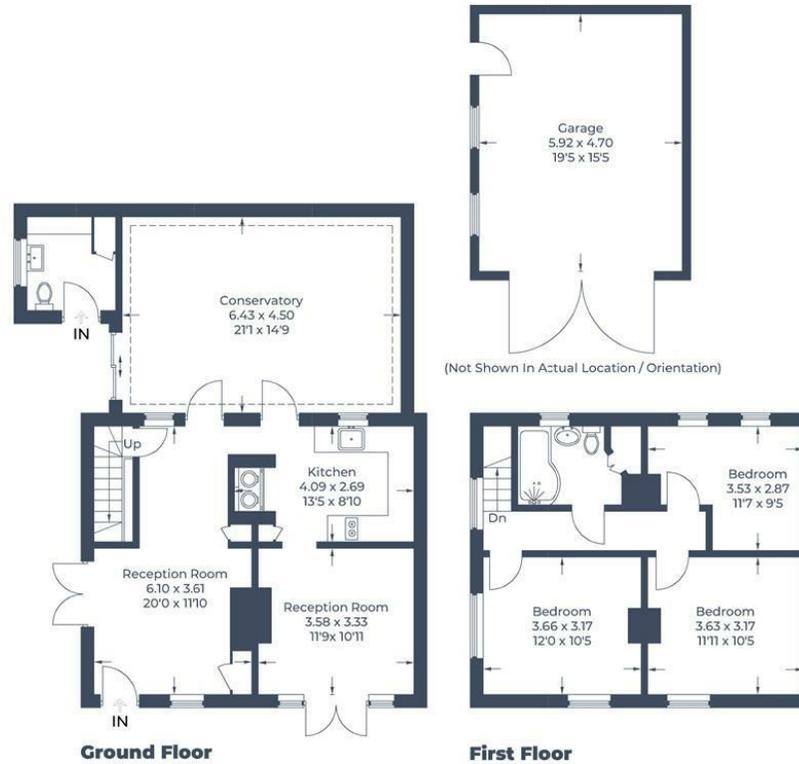


Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		96
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			28
England & Wales		EU Directive 2002/91/EC	

Council Tax Band: F
 Tenure: Freehold

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. None of the statements are to be relied on as a statement of fact. Areas, measurements or distances are given as a guide only. We have not tested any of the equipment, appliances or service to this property nor do we have knowledge of any defects.

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