



Willow Cottage, Darrs Lane, Northchurch



Northchurch

Northchurch is a small village on the borders of Berkhamsted and Tring. Whilst it offers that country lifestyle, you benefit from excellent accessibility to the busy market town of Berkhamsted, with its amazing and independent coffee houses, boutique clothing shops and restaurants; as well as the larger chains.

Favoured schooling in Berkhamsted remains a key draw to the local area.



Offers in excess of: £2,000,000

Tenure: Freehold

Local authority: Dacorum Council

Council tax band: G

An attractive six bedroom, detached cottage with a swimming pool and a tennis court, located in the picturesque village of Northchurch.







Willow Cottage

Built in around 1929 and later extended, this attractive cottage has been lovingly cared for by its current owners. This character home sits in approximately 2.38 acres of land and enjoys gorgeous views all around.

You approach the cottage along a private driveway, arriving at the house with ample parking and a double garage set just further on past the house.

As you enter the property you are immediately drawn into the most wonderful hallway with a decorative feature fireplace. From here doors lead into the lounge, dining room and kitchen/breakfast room. Beyond the kitchen is a further family room and utility. The living areas are truly delightful with natural light being drawn in from the rear gardens. You can access these beautiful grounds via the lounge, dining room, kitchen and utility.

On the first floor you have five bedrooms and three bathrooms, one of which is an en suite. A further original staircase rises to the second floor with a sixth bedroom and a spacious storage area.

The grounds are mature and relatively flat with the added benefit of an outdoor heated swimming pool and a tennis court- ideal for those summer months.

Agents note: In line with the current owners wishes for Willow Cottage to continue to be enjoyed as a family home and garden, the sale will include an overage clause on the whole property. A restrictive covenant already exists on part of the land.





Distances

Berkhamsted 2.1 miles

London Euston 33 minutes

M25 9.2 miles

A41 1.8 miles

Central London 39.9 miles

Heathrow 27.5 miles

(All distances & times are approximate)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Ground Floor = 138.9 sq m / 1,495 sq ft
 First Floor = 123.4 sq m / 1,328 sq ft
 Second Floor = 30.8 sq m / 332 sq ft
 Garage = 39.1 sq m / 421 sq ft
 Total = 332.2 sq m / 3,576 sq ft
 (Excluding Stable / Lean To / Loft Storage)



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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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