



Charming cottage in picturesque village location.

Jasmine Cottage, Back Lane, Letchmore Heath, Aldenham, Hertfordshire, WD25 8EF

Freehold



Part Grade II listed • Garage and driveway • Modern double storey addition to rear • Lovely rear garden • No onward chain

Local information

Letchmore Heath is a small village conveniently located about 7 miles from St Albans. The nearest station is Radlett which is 1.6 miles approx. and provides direct access to St Pancras in 30 mins. Letchmore Heath is a picturesque village with a green, pond and popular public house whilst remaining ideally situated for the M1 and M25 offering great access into Central London.

There is a good choice of schooling in the area including Aldenham School, Edge Grove School, Radlett Prep and Haberdashers School.

Aldenham Golf and Country Club and Porters Park Golf Club are both nearby, as well as the Aldenham Country Park, a 175 acre parkland with reservoir and children's farm. Battlers Green Farm Shopping village is about 0.6 mile away with traditional tea room and shops set in a lovely farmyard.

About this property

Jasmine Cottage is a part Grade II listed detached cottage enviously situated near the centre of the picturesque hamlet of Letchmore Heath. The property is an appealing blend of period charm and modern convenience, the original beamed 16th Century cottage having been sympathetically extended to create a more contemporary open plan kitchen and living area to the rear. The house is presented in excellent decorative order.

The property is entered through a glazed lobby that connects the old and new parts of the house. To the front there is a beamed reception room with one of the two sets of stairs and a guest cloakroom. This leads in turn to a cosy sitting room with bricked fireplace, log burning stove and bar. To the rear there is an inner hallway with the second set of stairs and the family bathroom. The rear section of the house is occupied by a bright modern open plan living space with kitchen, dining and sitting areas, opening to the rear garden through french doors.

The first floor has three bedrooms, the main bedroom is located to the rear and has an en suite shower room. The further two bedrooms are at the front and have vaulted and beamed ceilings.

The cottage has a good sized rear garden mainly laid to lawn with mature shrubs. There is detached garage and herringbone block paved driveway and a small front garden with retaining wall.

Tenure

Freehold

Local Authority

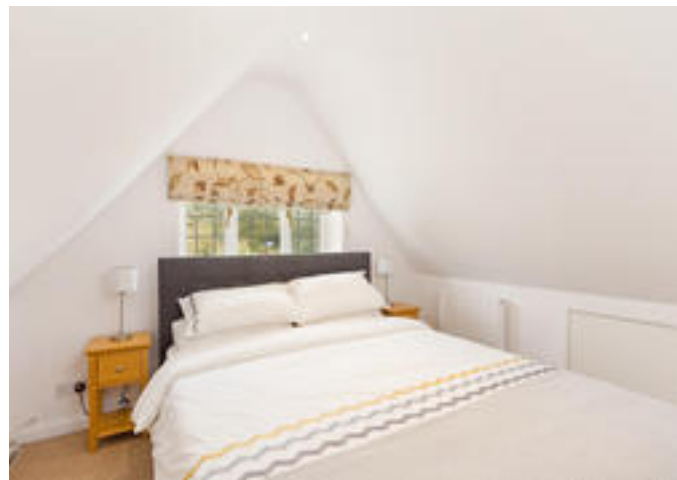
Hertsmere Borough Council

EPC rating = E

Viewing

Strictly by appointment with Savills





Approximate Area = 160.1 sq m / 1723 sq ft
Garage = 16.4 sq m / 176 sq ft
Total = 176.5 sq m / 1899 sq ft
Including Limited Use Area (24.7 sq m / 266 sq ft)
For identification only. Not to scale.

© Fourwalls



Ground Floor
First Floor
(Not Shown In Actual Location / Orientation)
Garage
Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 285890

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 71 |
| (55-68) D | | | |
| (39-54) E | | 45 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 12029072 Job ID: 154205 User initials: RV