



# Charming character cottage in a semi-rural setting

3 New Cottages, Solesbridge Lane, Sarratt, Rickmansworth, Hertfordshire, WD3 6AD

Freehold



Hall • Sitting room • Kitchen/breakfast room • Utility/  
cloakroom • Two double bedrooms • Bathroom •  
Cottage gardens front and rear • Parking for three cars •  
Potential to extend subject to the usual consents

### Local Information

3 New Cottages occupies a lovely semi-rural position on the edge of Loudwater and Chorleywood overlooking farmland to the rear. There are walks to Sarratt Village across the fields with its useful local village shop and a good selection of gastro style pubs. Both Rickmansworth and Chorleywood offer comprehensive local shopping together with cafes, restaurants, library and doctors. Rickmansworth and Chorleywood Stations provides a frequent Metropolitan Line service to Baker Street and the City together with the Chiltern Turbo providing main line service to Marylebone. The M25 is accessible at Junctions 18. The area has an excellent number of schools, both state and private within the locality. There are numerous sporting activities which include several golf courses, Chorleywood Common, riding, tennis, walking and water sports on the Grand Union canal and Aquadrome in Rickmansworth.

### Property Description

This lovely original farmworkers cottage was built by the current owner's great grandfather and we understand that this was

around 1910. It has been in the same family ever since and so this is the first time coming to the market and has been carefully and sympathetically renovated in recent years including a fabulous new kitchen and bathroom in 2019.

The house offers lovely space and features high ceilings, original fireplaces and herringbone wooden flooring to the hallway and sitting room. There is potential to extend subject to usual consents.

The ground floor features a cosy sitting room with a lovely open fireplace and part panelled walls and affords views over the pretty rear garden. The striking kitchen/breakfast room has quarry tiled flooring and has been comprehensively refitted with an excellent range of wall and floor units with work tops above and a deep ceramic sink and drainer. There is a built-in oven with electric hob and extractor above. The breakfast area overlooks the well-stocked cottage garden and there is a door out to the front garden. The ground floor accommodation is completed with a utility/ cloakroom.





The first floor boasts two generous bedrooms, both with period fireplaces and built-in cupboards and views. The contemporary bathroom is a great size, tiled and well-equipped with an heritage-style suite comprising bath with a rain head shower over and also mixer taps with shower attachment, WC, basin and airing cupboard. Access to the loft is via a loft ladder.

#### **Outside**

The front garden has been planted to create a great vegetable and flower garden with a path down to the front gate. There is a large shed which houses the boiler.

To the rear is a great Yorkstone terrace which is a lovely spot to sit and relax and enjoy morning coffee or evening drinks and enjoy the fine views across the countryside. This leads to the lawn and attractive stocked borders. There is also a garden shed. A path meanders to the top of the garden which is gated and fenced with original wrought iron railings and there is parking to the rear for at least three cars.

NB: potential to create a garden studio room as the neighbours have done. The vehicular access to the rear is owned by number 3 and number 2 has a right of access.

NB: septic tank drainage and no mains gas. Night storage heating via radiators.

#### **Directions**

From Junction 18 of the M25 proceed towards Chorleywood on the A404. At the first set of traffic lights turn right into Solesbridge Lane and continue on this road for about a mile and a half and the cottage can be found on the right hand side. There is a private drive to the left of the end cottage which leads you to the rear of the cottage and parking area.

#### **Tenure**

Freehold

#### **Energy Performance**

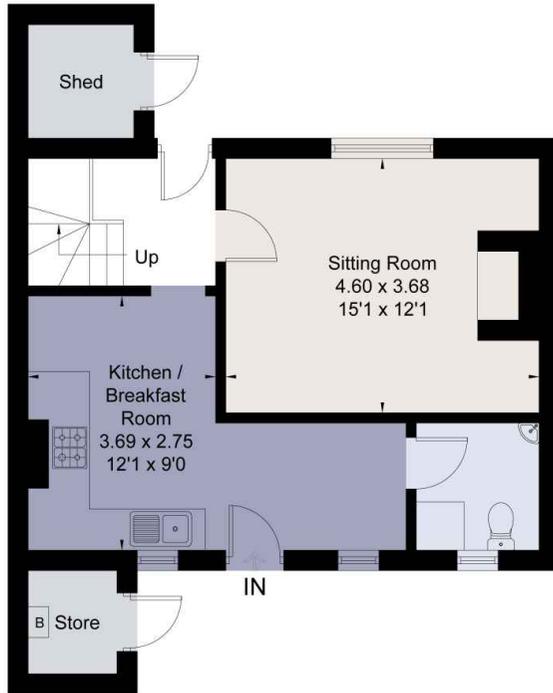
A copy of the full Energy Performance Certificate is available upon request.

#### **Viewing**

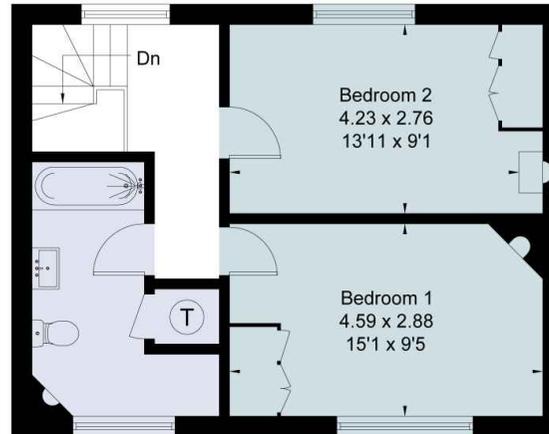
Strictly by appointment with Savills.

Approximate Area = 85.7 sq m / 922 sq ft  
 Store = 2 sq m / 21 sq ft  
 Total = 87.7 sq m / 943 sq ft (Excluding Shed)  
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Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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