



Two bedroom bungalow on a plot of about three acres.

Badger Cottage, Old Uxbridge Road, Rickmansworth, Hertfordshire, WD3 9XY

£1,500,000 Freehold

savills

Sitting Room • Conservatory • Kitchen • Two bedrooms
• Family bathroom • Plot about 2.92 acres

Local information

Badger Cottage is conveniently situated approximately two miles from Harefield village centre with local shops and services.

The bustling town of Rickmansworth is approximately 3.5 miles and offers an eclectic selection of restaurants and public houses, the food halls of Marks & Spencer, Waitrose and Tesco and a range of sports and recreation facilities.

There is a selection of good schools both private and state within the area. Denham Rail Station is located approximately 2.3 miles from the property and Rickmansworth Station provides a frequent Metropolitan Line service to Baker Street and the City and the Chiltern Turbo a fast main line service to Marylebone.

Denham aerodrome is approximately 1.5 miles from the property and the M25 can be accessed at Junctions 16 and 17, with links to the motorway network and major airports.

The property also benefits from easy access to the A40 and M40 at Junction 1.

About this property

Badger Cottage occupies a semi-rural location and benefits from some views over lakes to the rear. The property is approached by electric gates and comprises a detached two bedroom bungalow set within generous grounds of about 2.92 acres with a large outbuilding.

In former years the current owners have used the grounds for commercial purposes, as a small holding and subsequently a site for haulage vehicles (this was subject to an agreement with the Local Authority which has now lapsed). Today the property offers excellent scope to create a fine private residence with potential equestrian facilities and grounds, subject to any necessary planning consents.

Directions

From Junction 17 of the M25 take the exit signposted to Rickmansworth and Mill End (A405). At the roundabout turn right onto Denham Way (A412) and continue for approximately one mile. Turn left onto Old Uxbridge Road and continue for about one mile passing Copper Mill Lane on the left. Badger Cottage is to be found on the left hand side.

Tenure

Freehold

Local Authority

Three Rivers District Council

Council Tax

Band = D

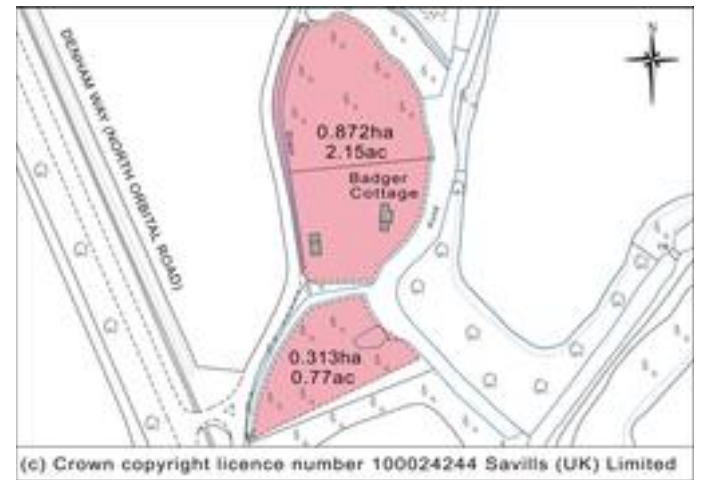
Energy Performance

EPC Rating = E

Viewing

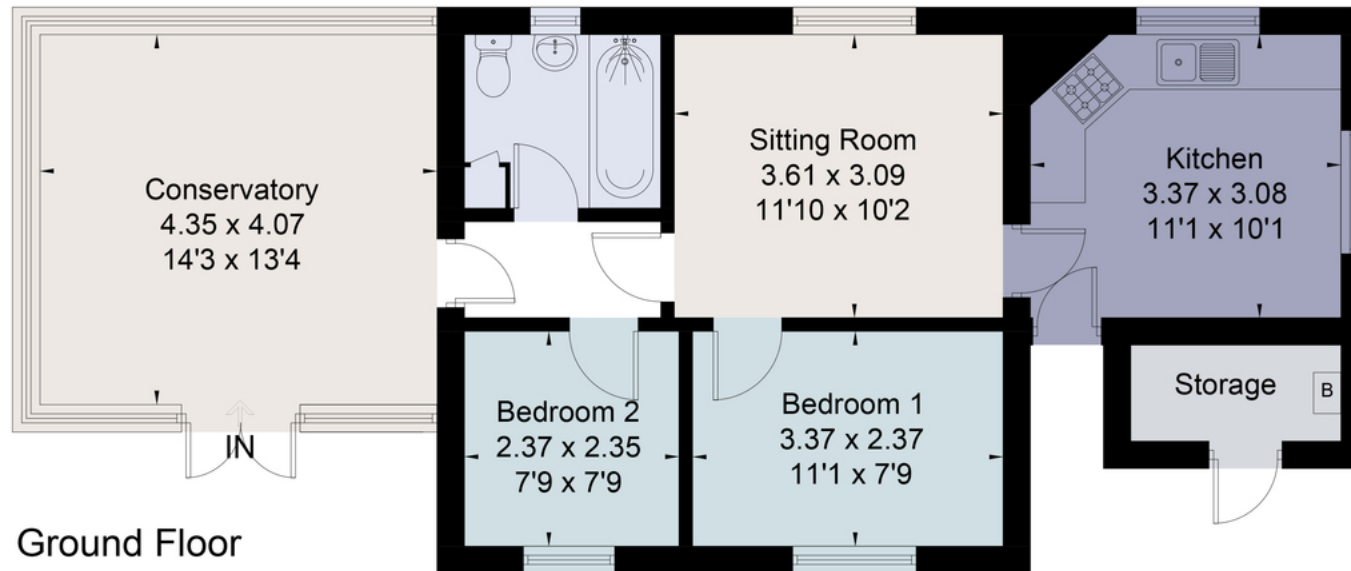
All viewings will be accompanied and are strictly by prior arrangement through Savills





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Approximate Area = 68.5 sq m / 737 ft (Including Store)
Including Limited Use Area (1.7 sq m / 18 sq ft)
For identification only. Not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			93
(81-91) B			
(69-80) C			
(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	

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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