

Rags Lane, Goffs Oak



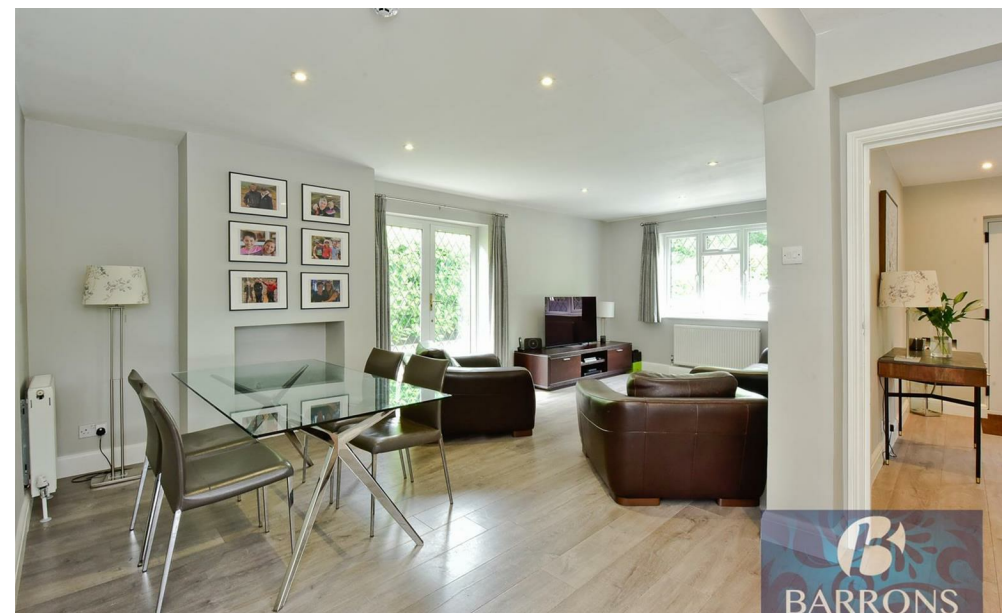
Nestled in the charming hamlet of St James Parish, "Primrose Cottage" is a fine detached family home, commanding an enviable position to this sought after location, offering a picturesque setting with stunning views over open farmland. Occupying a generous plot and measuring over 2700 sq. ft., this charming home boasts, THREE RECEPTION ROOMS, FIVE BEDROOMS and FOUR BATHROOMS, providing ample space for comfortable family living.

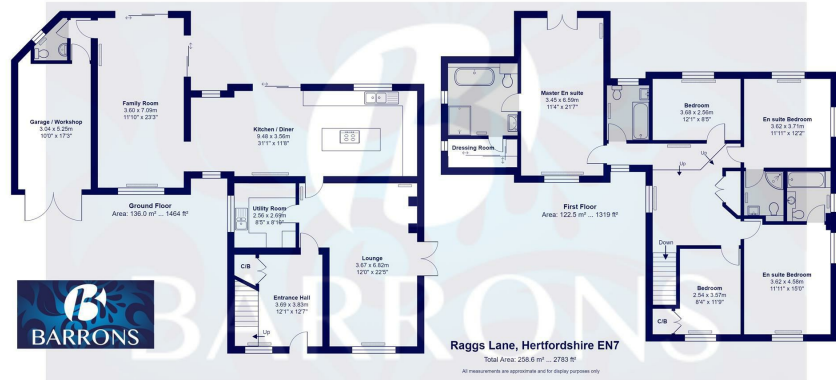
As you step inside, you'll be greeted by bright and airy interiors that create a welcoming atmosphere throughout. The generous plot on which the house sits offers plenty of outdoor space for relaxation and entertainment, perfect for enjoying the tranquil surroundings.

What sets this property apart are the stunning grounds and the scope it provides for further enlargement. Planning Permission has been passed for a large side and rear extension along with an additional detached outbuilding. Creating a fantastic opportunity to further enhance the property and tailor it to your specific needs and desires.

Goff's Oak Village also provides easy access to the capital; trains run into London Moorgate from the neighbouring village of Cuffley, located approximately 1 mile away.

Property Price £1,375,000





- OCCUPYING A GENEROUS PLOT with STUNNING VIEWS OVER OPEN FARMLAND
- FIVE BEDROOMS, FOUR BATHROOMS (3 EN-SUITE)
- 22'5 X 12'0 LOUNGE
- 31'1 X 11'8 KITCHEN / DINER / BREAKFAST ROOM
- 23'3 X 11'10 FAMILY ROOM
- 21'7 X 11'4 MASTER BEDROOM SUITE with EN-SUITE & DRESSING ROOM
- LARGE GRAVEL DRIVEWAY
- SECURITY GATED ENTRANCE
- PLANNING PERMISSION PASSED FOR A LARGE SIDE & REAR EXTENSION, ALONG WITH A DETACHED OUTBUILDING (PLANS ON REQUEST)
- 17'3 X 10'0 GARAGE / WORKSHOP



- Extensive local knowledge • Professional personal service • Full colour property particulars • Bespoke Marketing
- Major Website Portals • 24 Hour feedback pledge • Latest Technology

25 The Old Building, Bishops College, Churchgate, Hertfordshire, EN8 9XQ • t: 01707 877808 • t: 01992 845 842 • www.barronsresidential.co.uk



Disclaimer: "these property particulars, including floor plans, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Please note that all measurements above have been taken with a sonic tape measure and therefore may be subject to a small margin of error. A buyer is advised to obtain verification from their solicitor or surveyor. The agent has not tested any apparatus, equipment, fixture and fittings or services and therefore cannot verify that they are in working order or fit for the purpose" All enquiries and negotiations must be carried out through Barrons Residential.