

**Colney Street Farm,
Frogmore
£1,800,000 (Freehold)**



A truly unique opportunity to acquire this approximately 200 Year old barn that was totally rebuilt in 2001 offering superb family accommodation. This remarkable property is set behind electric gates and has the advantage of a detached double garage and other large storage outbuildings which were previously stables.

The property is located on the outskirts of Radlett and has the benefit of having stunning gardens of approximately 5 acres which are South west facing with superb unspoilt views.

The accommodation is set mainly on the ground floor comprising of an impressive lounge /dining room with a stunning double vaulted ceiling, fully fitted kitchen/diner, utility room, cloakroom.

Accessed via 2 separate staircases is the 5th bedroom and a family room/study. There is further access to a large loft storage area.

Leading off the ground floor is a bright and airy vaulted ceiling principle bedroom with en suite bathroom, 3 further double bedrooms and 2 further bathrooms.

To the front of the property is a exceptionally large private driveway with separate gates for access and exit.

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Village Estates
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Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.





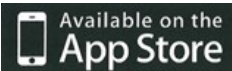




Approximate Gross Internal Area 3593 sq ft – 333 sq m
 Ground Floor Area 2061 sq ft – 191 sq m
 First Floor Area 670 sq ft – 62 sq m
 Garage Ground Floor Area 460 sq ft – 43 sq m
 Garage First Floor Area 402 sq ft – 37 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		66	83
		EU Directive 2002/91/EC	