

# Sparrows Herne

Bushey, WD23 1FU



BRITISH  
PROPERTY  
AWARDS  
2022

GOLD WINNER

ESTATE AGENT  
IN BUSHEY

jw  
&Co.

Incorporating LANGLEYS

# Sparrows Herne

Bushey, WD23 1FU

£795,000

- Character House built mid 1500's
  - Shower room/WC
    - Sitting room
  - Kitchen/breakfast room
    - Three bedrooms
      - Bathroom
  - Large L shaped rear garden
    - Garage
  - Ample off street parking





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A SPACIOUS THREE BEDROOM GRADE II LISTED CHARACTER COTTAGE dating back to the mid-1500's and possibly one of the oldest remaining houses in the local area. An abundance of unspoiled original interior design features enhance this property's unique beauty, providing not only a tangible historical account, but offering the opportunity to experience a rare architectural past. Features include oak beam ceilings, slate flooring, working fireplaces and wooden latch doors.

The accommodation comprises of an entrance hall, downstairs WC, and shower room, sitting room with beamed ceiling, oak wood floor and open fireplace, kitchen/breakfast room with butler sink unit, space for range cooker and doors leading to the mature rear garden. The first floor comprises of a principal bedroom with beamed ceiling and wardrobes, two further bedrooms and family bathroom. Outside the property has a large L shaped rear garden of approximately 1/3rd acre with mature trees, single garage, and ample off-street parking via a shingled drive.

In addition, this character property is conveniently situated close to both Bushey Village and Bushey Heath with shopping and transport facilities, places of worship, schools, and cafes.



Approximate Gross Internal Area  
 Ground Floor = 78.9 sq m / 849 sq ft  
 First Floor = 67.4 sq m / 725 sq ft  
 Garage = 10.9 sq m / 117 sq ft  
 Total = 157.2 sq m / 1,691 sq ft



JW&Co Bushey Village  
 80 High Street, Bushey Village, Hertfordshire, WD23 3HD  
 0208 950 3434  
 bushey@jwandco.co.uk



**Sitting room**  
 25'6" x 20' (7.77m x 6.10m)

**Kitchen/breakfast room**  
 21'6" x 14'8" (6.55m x 4.47m)

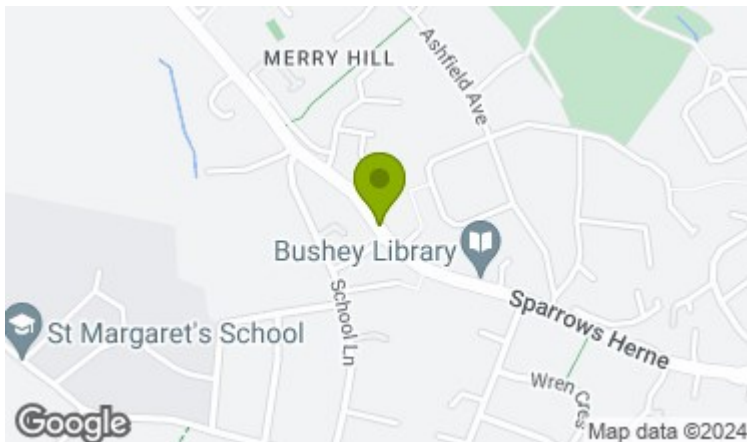
**Bedroom One**  
 14'9" x 14' (4.50m x 4.27m)

**Bedroom Two**  
 14'11" x 12'5" (4.55m x 3.78m)

**Bedroom Three**  
 11'3" x 7'10" (3.43m x 2.39m)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>43</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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