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Rosemary Cottage

GOFFS OAK

Welcome to Rosemary Cottage

Your opportunity to own a little piece of history. Formerly the gardeners' cottage to the nearby Burton Grange Estate, the central part of this home dates back to the mid-1800s. Thoughtfully extended over the years, Rosemary Cottage has grown into the wonderful 4-bedroom family home you see today, with close attention paid to its original features and intricate brickwork, so every addition feels entirely at home.

The property is set back from the road, behind fenced gardens with a gate for access, where you can park your car safely. Edged in shrubs and flowers to add a pretty pop of colour, the front garden leads to the entrance to the property.

The current owners move on with a heavy heart, but the time is right to pass the baton, and all the warmth and memories that come with it, to a new family ready to write their own chapter at Rosemary Cottage.





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Come on in

Step inside to a welcoming entrance hallway, where quarry floor tiles meet a striking spiral staircase that winds its way up to the first floor, creating an intriguing first impression.

From the hall, the kitchen beckons - the true heart of the home. Generously fitted with cream shaker-style units and integrated appliances, including oven, hob, dishwasher and fridge freezer, it's as practical as it is attractive.

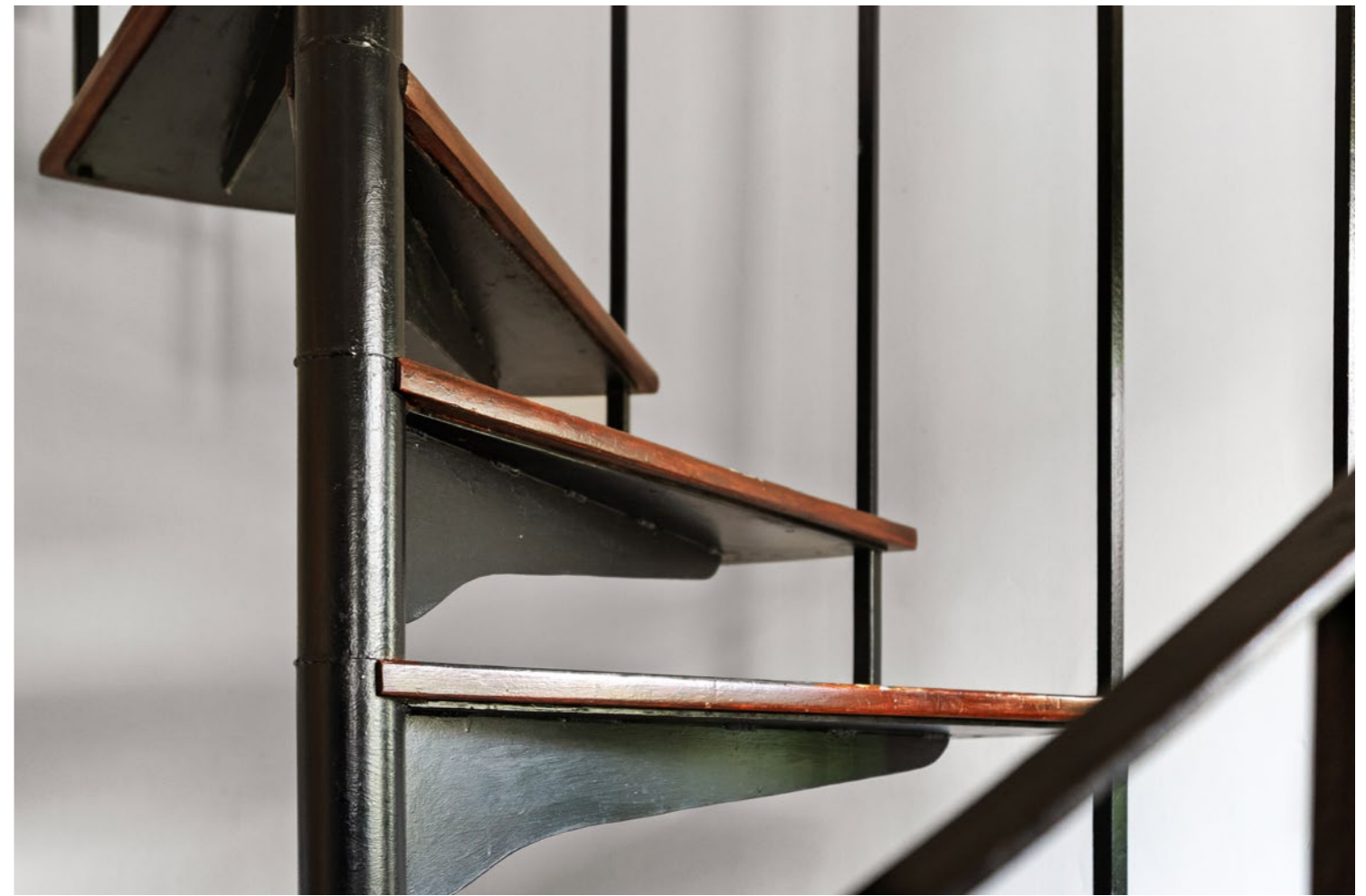
Karndean flooring adds a hard-wearing yet stylish finish underfoot.

An opening draws you through into the dining room, which sits in the oldest part of the cottage. French doors flood the space with light, opening directly onto the south-facing garden, while a feature cast-iron fireplace adds a touch of period elegance.





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“Everyone always comes here for Christmas. We’ve had some great parties over the years.”

Positioned at the front of the property, the living room is a wonderfully cosy retreat, perfect for quiet evenings in. A beautiful feature fireplace with intricate tiled insets takes centre stage, adding charm and character. There is a third reception room, currently used as a study and, more recently, the grandchildren’s playroom. A utility room is tucked away at the rear of this room, with a WC and a wash hand basin, and the pipework is already in situ to turn this into a shower room, should you require a ground-floor bedroom.





First floor

The principal bedroom sits at the front of the property. A generous room with its own en-suite shower room. Three further double bedrooms, each enjoying views over the garden, are served by a well-appointed family bathroom.







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Outside

The front garden is neat and low-maintenance, secured behind wooden fencing with a side gate. There's ample space to park two cars comfortably, with flower beds adding a welcome splash of seasonal colour.

A raised patio, accessed directly from the dining room, is the perfect spot to savour an evening glass of wine or a morning cup of tea, with birdsong from the nearby trees as your soundtrack.

The lawn sweeps out from the patio, bordered by colourful flowers and shrubs. A productive plum tree yields a generous harvest each year - perfect for jams and crumbles - and raised vegetable beds invite you to grow your own, from tomatoes to beans.





The rear garden is generous in size, with vehicular access via the neighbouring lane. A large hardstanding at the far end provides ideal storage for a caravan or motorhome.

There is a useful garage space and an adjacent studio/workshop, which has served as a small business premises for many years. Planning permission has already been granted to convert this building into a self-contained one-bedroom annexe, opening up exciting possibilities for multi-generational living or a rental income stream.

Sitting on a plot approaching a third of an acre, this property offers the opportunity to extend and mould to your own requirements.







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Rags Lane, Goffs Oak, EN7

Approximate Gross Internal Area = 123.4 sq m / 1328 sq ft

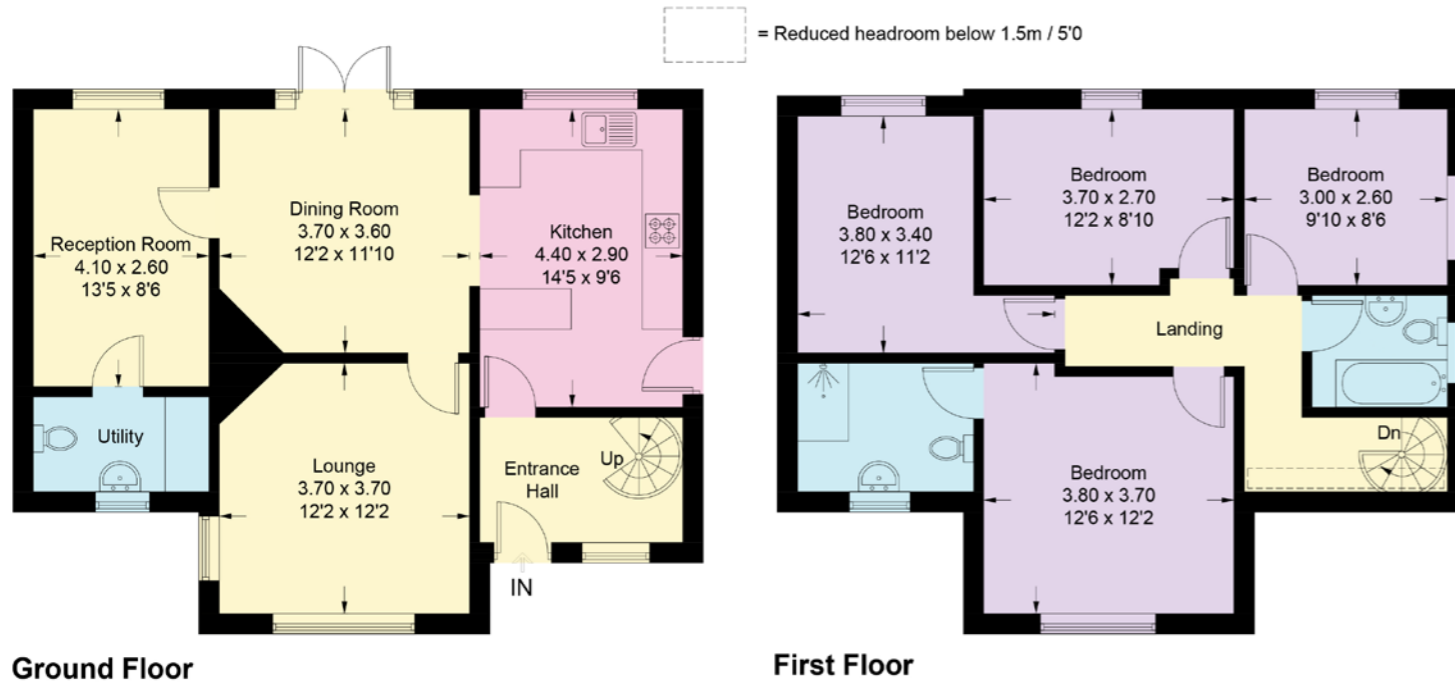
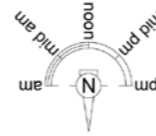


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1283103)

Out and about

Rags Lane sits in a sought-after position between Goffs Oak and Cheshunt, offering the best of both worlds: a peaceful residential setting with excellent connectivity. The M25 is just 10 minutes away, and mainline stations at both Cheshunt and Cuffley are within a 10-minute drive, offering access to different parts of London. Both Stansted and Luton airports are within 45 minutes, making it ideal for commuters and frequent travellers alike.

Leisure options abound, from walks through nearby parks and along the River Lea to family days out at Waltham Abbey or Hertfordshire Zoo at Broxbourne. Lakeside and Bluewater are within 45 minutes for retail therapy, and London is just a train ride away, with all its world-class theatre, restaurants, museums and galleries. The village of Goffs Oak is within walking distance, offering two Churches, shops, a garage, pubs, a post office, a library and a doctor's surgery. The nearest large shopping centre is Brookfield Farm, just 10 minutes by car, with a large Tesco and M&S, as well as a range of other retail outlets.

Families are well served by a strong selection of highly rated schools, with both a primary and secondary school within walking distance, making the morning school run refreshingly straightforward.

Home

- Characterful, extended detached cottage
- Former gardeners' cottage dating back to mid-1800s
- 4 bedrooms
- 1 en-suite shower room, 1 family bathroom, 1 WC
- Entrance hallway with quarry tile flooring and spiral staircase
- Study/playroom
- Utility room with WC and wash hand basin (plumbed for ground-floor shower room)
- Garage Studio/workshop (planning permission granted to convert to self-contained annexe)
- Council Tax Band: F
- Borough: Broxbourne

Services

- Mains electricity
- Mains gas
- Mains water
- Broadband availability: Up to 10000 Mbps Download Speed (Ofcom Checker)
- All phone networks cover this area (Ofcom Checker)

Garden

- Plot approaching a third of an acre
- South-facing garden with raised patio, lawn, flower beds, and shrubs
- Productive plum tree and raised vegetable beds
- Hardstanding for caravan/motorhome storage, with vehicular access via neighbouring lane
- Front garden with parking for two cars, wooden fencing and side gate

Location

- M25 motorway 10 minutes away
- Cheshunt and Cuffley mainline stations within 10-minute drive (London access)
- Stansted and Luton airports within 45 minutes
- Village of Goffs Oak within walking distance — shops, pubs, post office, library, GP surgery, two churches, garage
- Brookfield Farm shopping centre 10 minutes by car (Tesco, M&S, retail)
- Nearby walks through parks and along the River Lea
- Waltham Abbey and Hertfordshire Zoo at Broxbourne for family days out
- Primary and secondary schools within walking distance

Energy Efficiency Rating			
Score	Energy Rating	Current	Potential
Very energy efficient - lower running costs			
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - Higher running costs			

Address

Rosemary Cottage,
Rags Lane,
Goffs Oak,
EN7 6TE



WHAT3WORDS:

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