



SUSMANS
ESTATES

New Road, Letchmore Heath, WD25 8ED

Asking Price £650,000 Freehold

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As featured in a television series, Vine Cottage is a charming two double bedroom detached home nestled in the picturesque conservation village of Letchmore Heath.

Set over three floors, the property is full of character. The reception room features a gas coal effect fireplace whilst the separate kitchen is equipped with an Aga-style range oven. The downstairs is further complimented by a utility room and guest cloakroom. Upstairs, two double bedrooms are served by a beautifully appointed bathroom with a Victorian-style roll-top bath. The basement level offers flexible additional space, ideal as a further reception room or generous storage.

Outside, the property benefits from parking to the front, a southerly facing roof terrace and a patio garden making it a perfect retreat in this idyllic village setting.

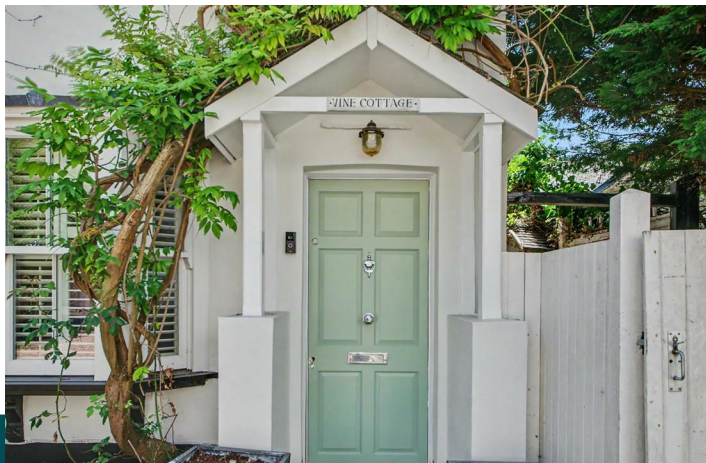
Letchmore Heath itself is a rare find: a conservation village largely unchanged since the 16th and 17th centuries, with period cottages gathered around a classic village green and pond. At its heart sits The Three Horseshoes, voted Best Pub and Bar in Hertfordshire at the National Pub & Bar Awards 2026.

For commuters, Radlett is less than two miles away, offering a high street, village amenities and a Thameslink station with services into London King's Cross in under 28 minutes. The M1 and M25 motorways are close by with Watford town centre within ten minutes' drive and Brent Cross a further 15 minutes beyond.

EPC D / Gas central Heating, mains drainage & sewage/ Council tax Band F

The property is offered with vacant possession and no onward chain.

■ As featured on TV ■ Letchmore Heath picturesque Village ■ Two Double bedrooms ■ Parking, roof terrace and private patio garden ■ Abundance of character ■ Detached house ■ Versatile basement room ■ Offered for sale with vacant possession and no onward chain







PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

Approximate Gross Internal Area = 75.0 sq m / 807 sq ft
Basement = 17.7 sq m / 190 sq ft
Total = 92.7 sq m / 997 sq ft

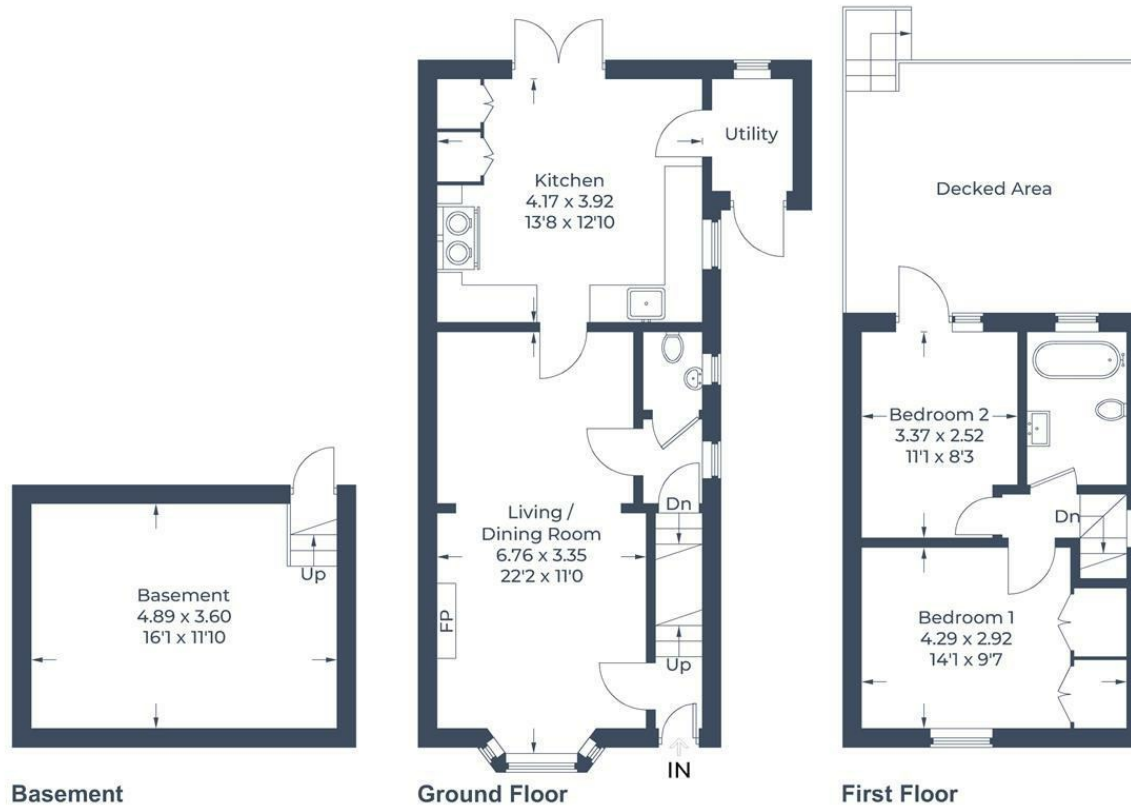


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VIEWING

Strictly by appointment with Susmans Estates

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EPC Rating D

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