



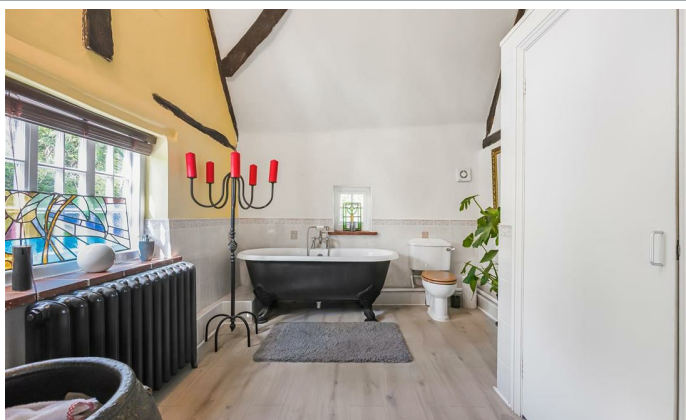
20, Burnham Green Road, Datchworth

SG3 6SE

Price Guide £1,645,000



stevenoates.com



Rats Castle Cottage, 20 Burnham Green Road, Datchworth, Herts, SG3 6SE

A truly unique opportunity to own this stunning Grade 2 Listed period thatched home (c. 1650) offering light and airy accommodation with high vaulted ceilings, due to the first floor being removed 100+ years ago to create the height; and an additional 2 bedroom detached self-contained annexe. The property is set within outstanding gardens of 1.25 acres in one of the area's most sought after village locations. The main house includes 4 bedrooms with 2 large bathrooms, along with 2 reception rooms and a kitchen/breakfast room. In addition to the main house, the detached annexe comprises a large open plan living space, plus a bedroom/office with a spiral wine cellar underneath, a bathroom on the ground floor and a large first floor bedroom. Externally, the property is accessed via a substantial gated driveway, whilst the gardens that surround the house are exceptional, featuring two large koi fishponds, many mature specimen trees, and a real sense of escapism. Viewing is essential to fully appreciate this charming and historic home.

Situated on the highly regarded Burnham Green Road in the SG3 area, this location offers a perfect balance of countryside charm and everyday convenience. Surrounded by picturesque Hertfordshire scenery, residents can enjoy a peaceful village atmosphere while staying within easy reach of nearby towns such as Hertford, Knebworth, Welwyn Garden City, and Hitchin. Burnham Green itself is a sought-after village known for its traditional village green and popular pub. Bulls Green, and The Horns pub, are a 5-minute walk away. The area benefits from excellent transport links, with Welwyn North railway station providing a 25-minute service into London's Kings Cross, making it ideal for commuters. Well-regarded local schools, scenic walking routes, and nearby amenities further enhance the appeal of the area.



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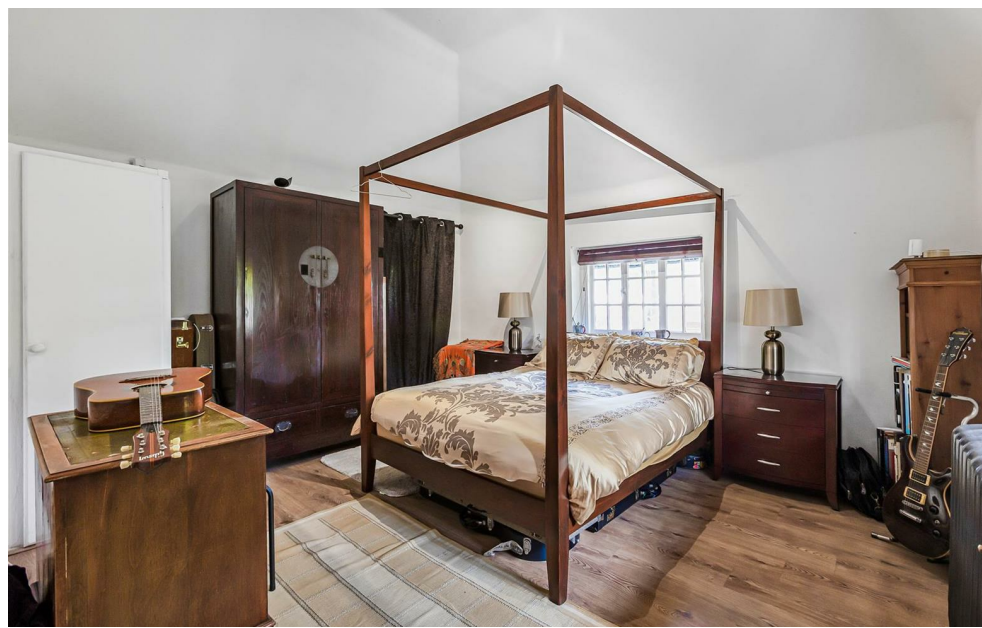
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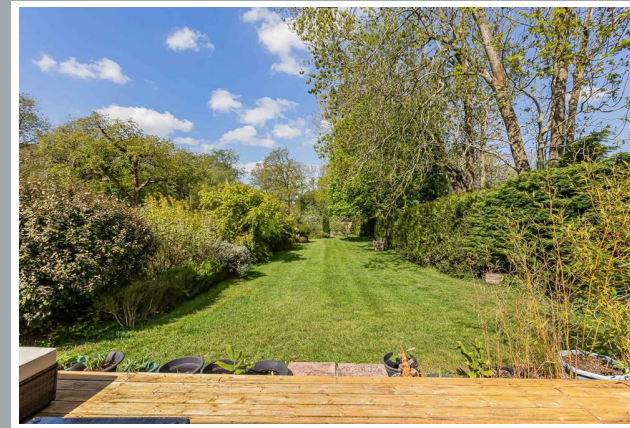
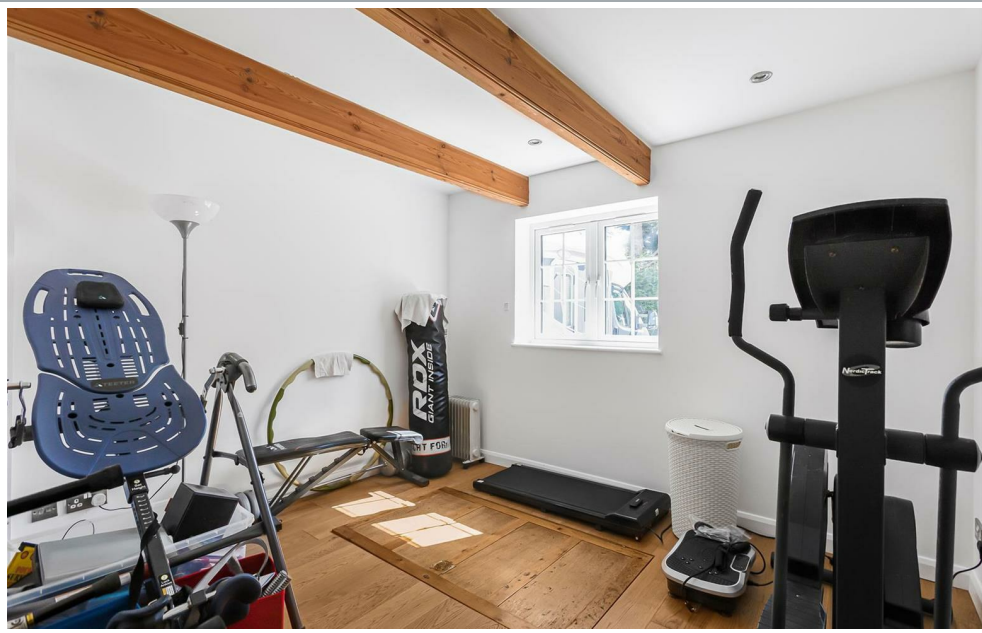
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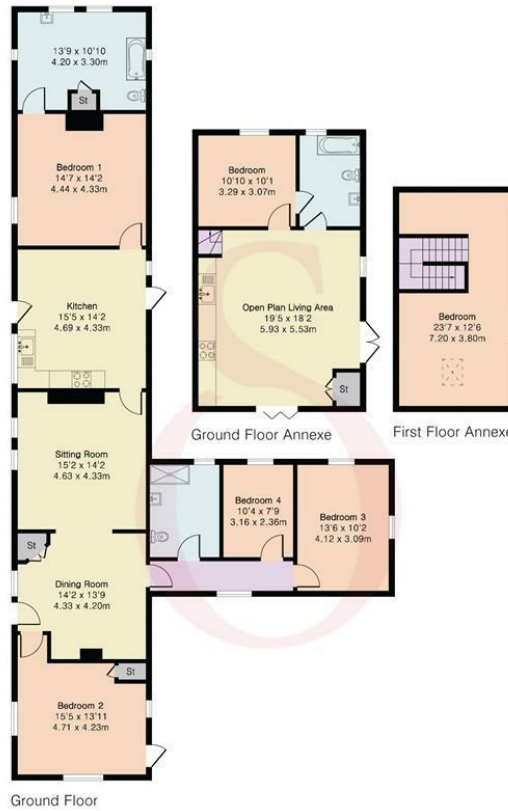


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Approximate Gross Internal Area 2403 sq ft - 223 sq m
 Ground Floor Area 1573 sq ft - 146 sq m
 Ground Floor Annexe Area 536 sq ft - 50 sq m
 First Floor Annexe Area 294 sq ft - 27 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

