

# Carbone Hill, Newgatestreet Village

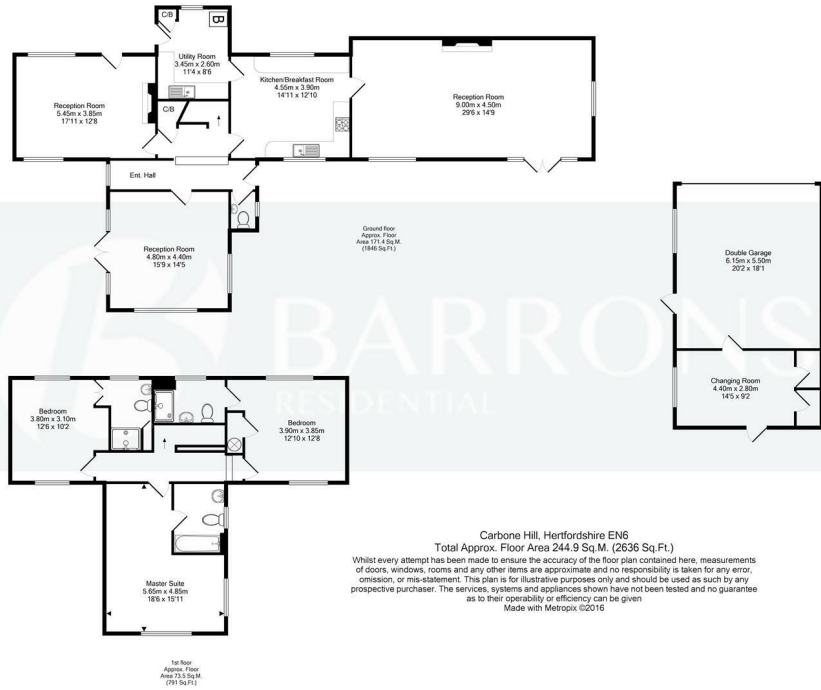


Laurel Cottage is a charming detached character home that was formerly part of the historic manor of Tolmers Park. Situated on a generous and secluded plot of just over half an acre, this delightful house offers peaceful country living within a short distance of the centre of Newgatestreet Village and its well-regarded pubs and restaurant. The accommodation comprises three ensuite double bedrooms, three reception rooms, fitted kitchen/breakfast room, utility room, wc and a detached outbuilding that serves as both double garage and gym, with changing rooms for the heated outdoor swimming pool. Planning consent had been granted (the plans have now expired) to convert the outbuilding into a self-contained one-bedroom annexe.

The shops and amenities of Cuffley are only two miles away as well as the direct overground rail link to London Moorgate and Kings Cross and there is an excellent selection of schools locally including Ponsbourne St Mary, Stormont, Lochinver, Queenswood and Dame Alice Owen.

Property Price    **£1,550,000**





- SOLE AGENTS
- VILLAGE LOCATION
- GATED ENTRANCE
- LARGE SECLUDED PLOT OF OVER 1/2 ACRE
- THREE EN-SUITE DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- DOUBLE GARAGE
- HEATED OUTDOOR POOL
- OWNERS DID HAVE PLANNING CONSENT FOR ANNEXE (PLANS HAVE NOW EXPIRED)
- CHARACTER PROPERTY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	43	57
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	37	49
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

- Extensive local knowledge
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