

Carbone Hill, Newgatestreet Village

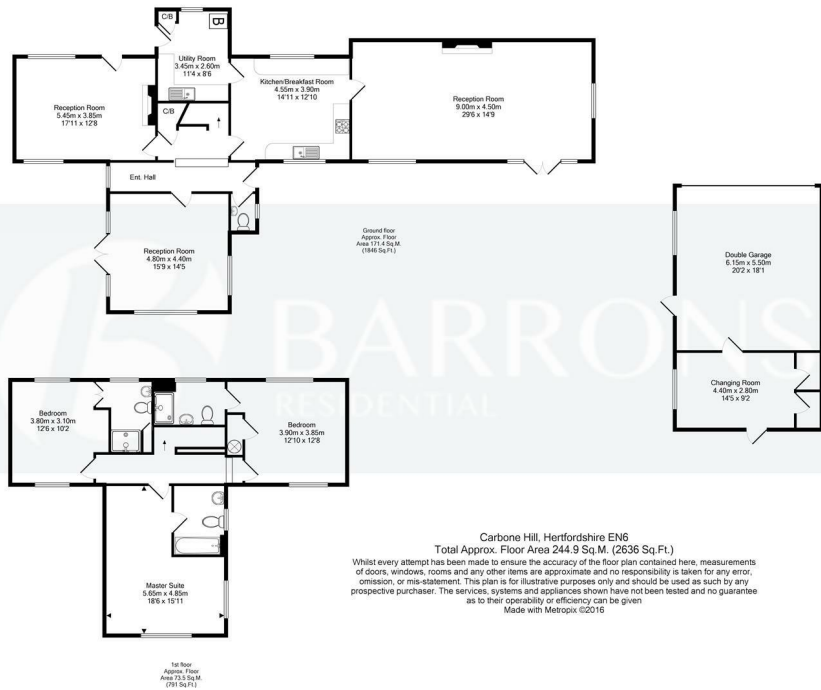


Laurel Cottage is a charming detached character home that was formerly part of the historic manor of Tolmers Park. Situated on a generous and secluded plot of just over half an acre, this delightful house offers peaceful country living within a short distance of the centre of Newgatestreet Village and it's 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.

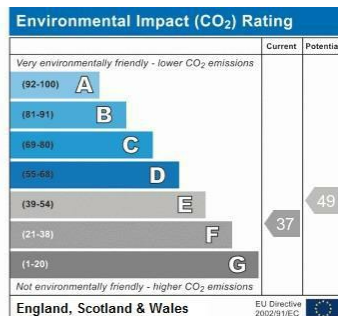
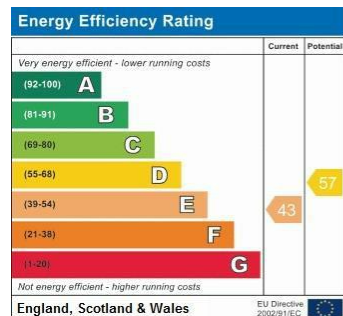
The shops and amenities of Cuffley are only two miles away as well as the direct overground rail link to London Moorgate and Kings Cross and there is an excellent selection of schools locally including Ponsbourne St Mary, Stormont, Lochinver, Queenswood and Dame Alice Owen.



Property Price **£1,495,000**



- STUNNING GARDENS
- EXCELLENT SCOPE FOR ENLARGEMENT S.T.P.P
- LARGE SECLUDED PLOT OF OVER 1/2 ACRE
- VILLAGE LOCATION
- 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



- Extensive local knowledge • Professional personal service • Full colour property particulars • Bespoke Marketing
- Major Website Portals • 24 Hour feedback pledge • Latest Technology

25 The Old Building, Bishops College, Churchgate, Hertfordshire, EN8 9XQ • t: 01707 877808 • t: 01992 845 842 • www.barronsresidential.co.uk

BARRONS
RESIDENTIAL

Disclaimer: "these property particulars, including floor plans, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Please note that all measurements above have been taken with a sonic tape measure and therefore may be subject to a small margin of error. A buyer is advised to obtain verification from their solicitor or surveyor. The agent has not tested any apparatus, equipment, fixture and fittings or services and therefore cannot verify that they are in working order or fit for the purpose" All enquiries and negotiations must be carried out through Barrons Residential.