



STEVEN ROSENTHAL

exp<sup>®</sup> UK

@ [steven.rosenthal@exp.uk.com](mailto:steven.rosenthal@exp.uk.com)

[.stevenrosenthal.exp.uk.com](http://.stevenrosenthal.exp.uk.com)

☎ 07884 131 817

# Goldingtons, Church Lane, Sarratt, Hertfordshire, WD3 6HE

Exceptional Grade II Listed barn conversion  
situated in the picturesque village of Sarratt.

- Highly Attractive Five Bedroom Family Home
- Over 5500 Sq Ft of Immaculate Accommodation
- Wealth of Character and Charm Throughout
- Spacious Well Designed Open Plan Living Area's
- State of the Art Charles Braverman Kitchen
- Breath-taking Palatial Principal Suite
- Three Beautifully Appointed Bathrooms
- Four-Car Car Port, Garage and Historic Granary
- Stunning Gardens and Huge Driveway
- Detached Annex, Currently a Music / Art Studio

Goldingtons is an exceptional Grade II listed barn conversion located in the tranquil and picturesque village of Sarratt, Hertfordshire. Spanning over 5,500 sq ft, this characterful and luxurious property offers beautifully maintained accommodation with immense appeal. Upon entering, the grand yet inviting entrance hall sets the tone for the elegance within. Designed with versatility in mind, the home's spacious layout is perfect for multigenerational living. From the cosy yet expansive open plan lounge and dining areas, complete with log burners and striking exposed brick fireplaces, to a vaulted family room and a modern Charles Braverman kitchen / breakfast room with an adjoining snug, this property offers an ideal blend of comfort and style. The palatial principal suite is a standout, featuring a contemporary ensuite bathroom, dressing area, and a relaxing space with views over the garden. Four additional tastefully decorated bedrooms showcase





unique feature walls that highlight the exposed beams and there are two further simply stunning family bathrooms. Beyond the main house, an annex currently serves as a music studio with an art studio above, including a small kitchen and toilet. Occupying a substantial plot the property boasts attractively landscaped gardens, a four-car car port, garage, historic granary and a huge driveway, whilst enjoying gorgeous views over the delightful countryside.

Tenure: Freehold | Council Tax: H



Approximate Gross Internal Area  
 Ground Floor = 250.6 sq m / 2,697 sq ft  
 First Floor = 127.6 sq m / 1,373 sq ft  
 Outbuilding = 84.9 sq m / 914 sq ft  
 Garages = 50.9 sq m / 548 sq ft  
 Total = 514 sq m / 5,532 sq ft (Excluding Void / Carport)

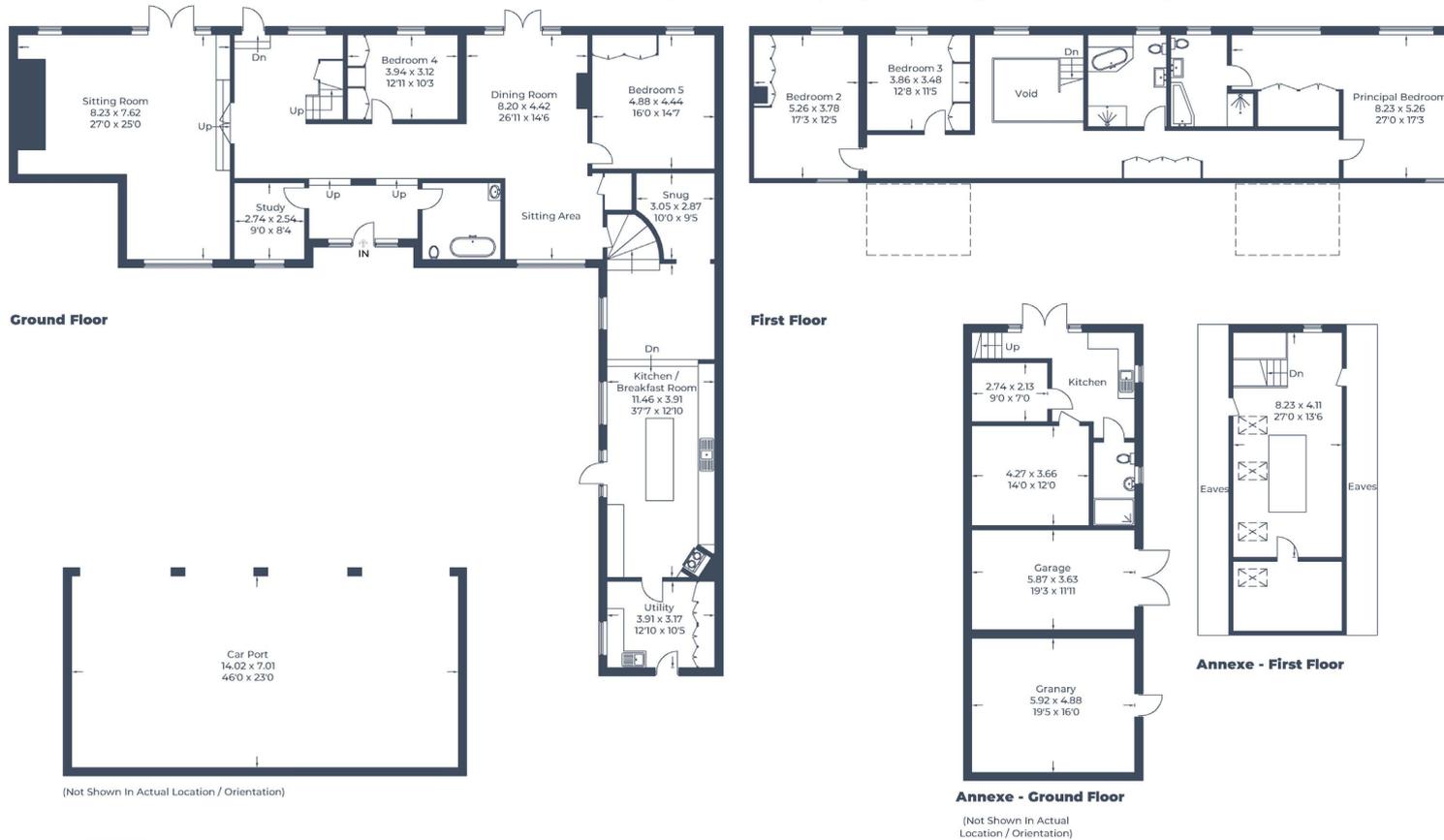


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