



Craven Cottage, Nottingham Road, Heronsgate, WD3 5DN



The property

The home welcomes you with an invitingly large hallway, leading onto three versatile reception spaces, thoughtfully designed for both relaxation and entertaining, as well as the kitchen diner. A utility room, downstairs study and shower room complete the ground floor.

Throughout the property, original features add to the charm and character of the home. There is also significant potential to enhance and extend, subject to the usual conditions, allowing for further customisation.

Upstairs, the accommodation is generously proportioned. The beautiful principal bedroom serves as a serene retreat, boasting a private balcony, perfect for enjoying a morning coffee, together with an en-suite bathroom for added convenience. Four additional bedrooms provide ample space for family or guests, each offering comfort and privacy. These are complemented by a further well-appointed bathroom, giving the property a total of two bathrooms and one shower room.

Accessed via a separate staircase, the study/playroom/home office provides a versatile additional space, ideal for working from home, studying or family use.

Externally, the property truly shines with its extensive, secluded garden. These magnificent, mature grounds offer a private oasis, beautifully landscaped with established planting and expansive lawns, perfect for outdoor living, recreation and tranquil enjoyment. A double and single garage, and a range of useful outbuildings provide valuable parking, storage and further potential for a variety of uses.

This remarkable property is offered chain-free, and a viewing is highly recommended to appreciate this stunning home.



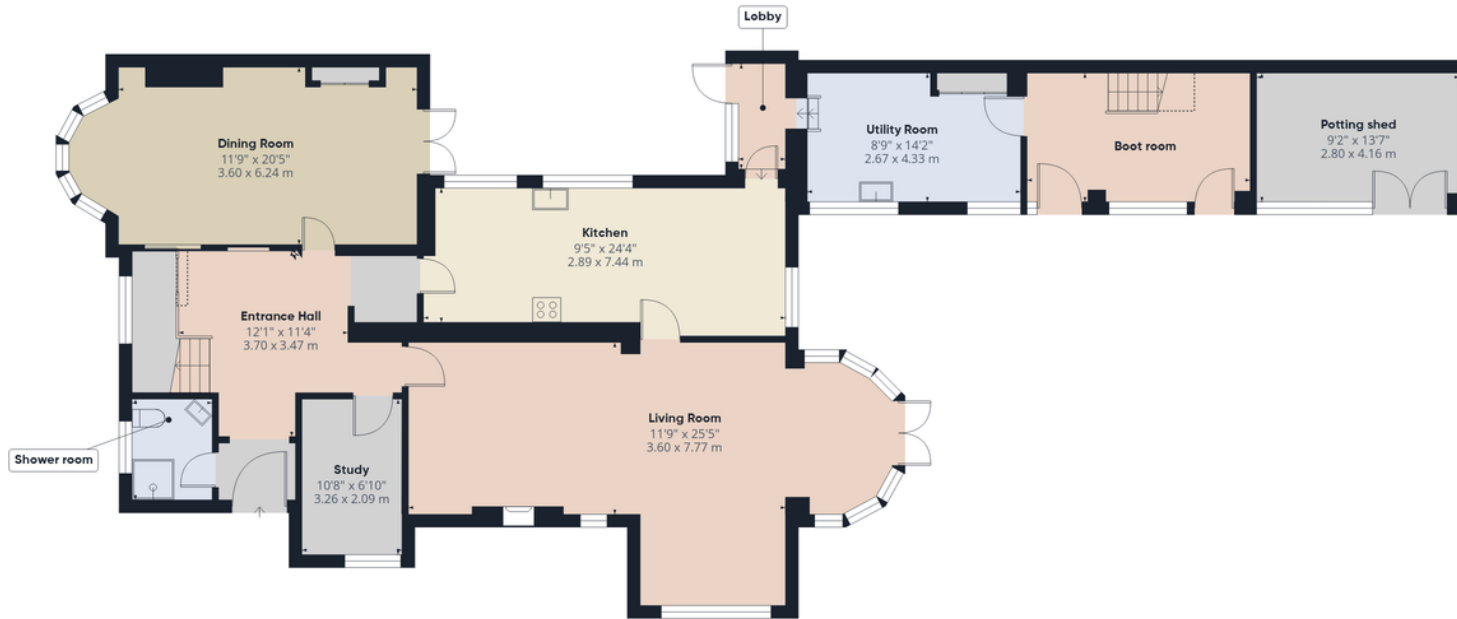


Key Features

- 5 bedroom home
- Character property
- 3 bath/shower rooms
- Stunning mature grounds in secluded plot
- Detached double and single garge
- Beautiful principal bedroom with balcony and ensuite
- Chain free
- Situated in the hamlet of Heronsgate
- Extensive utility and ancillary spaces
- Potential to enhance and extend subject to the usual permissions







Floor 0 Building 1



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Approximate total area⁽¹⁾

3358 ft²

312 m²

Balconies and terraces

82 ft²

7.6 m²

Reduced headroom

63 ft²

5.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Area Information

Heronsgate is a charming and highly sought-after hamlet situated on the southern edge of Chorleywood in Hertfordshire, surrounded by beautiful countryside and mature greenery. With its quiet lanes, established hedgerows and low-density character, the hamlet has a distinctly rural feel while remaining conveniently positioned for access to nearby towns and major transport links. The surrounding landscape offers a wealth of opportunities for walking and enjoying the outdoors, with farmland, woodland and open countryside all close at hand. The hamlet has a fascinating and distinctive history. Originally known as O'Connorville, Heronsgate was established in the 1840s by Chartist leader Feargus O'Connor as an experimental settlement intended to provide working families with their own smallholdings. Elements of the original planned settlement remain today, including its characteristic layout and a number of historic buildings, giving Heronsgate a strong sense of identity and heritage. Despite its peaceful and secluded setting, Heronsgate is well placed for enjoying the amenities of nearby Chorleywood and Rickmansworth, while Junction 17 of the M25 provides convenient access to the wider road network. The area also benefits from a strong community atmosphere, with local amenities including traditional pubs and easy access to countryside walks. The combination of rural surroundings, historic character and excellent connectivity makes Heronsgate a particularly appealing place to call home.

- 2.3 miles to Chorleywood Station (Metropolitan and Chiltern Lines)
- 2.1 miles to Chorleywood High Street
- Nearest motorway: 0.8 Miles

Local Authority: Three Rivers District Council

Council Tax: G

Approximate floor area: 3377 sq ft

Tenure: Freehold

Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £125.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, New Homes Law, Edwards Willoby & Loch, Woodward Surveyors & Trend & Thomas Surveyors. For financial services we recommend Severn Financial and Meridian Mortgages and receive an average referral income of £260.00 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.



	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





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