



Willow Cottage, Darrs Lane, Northchurch, Berkhamsted

**Willow Cottage,
Darrs Lane,
Northchurch,
Berkhamsted,
Hertfordshire.
HP4 3TT**

A delightful detached cottage with a beautiful garden in a peaceful setting close to Berkhamsted with heated swimming pool and tennis court.

Berkhamsted town centre 1.4 miles,
Berkhamsted mainline station 2.3 miles (37 minutes to London Euston),
Hemel Hempstead town centre 7.2 miles, M25 (Jct 20) 8.9 miles, M1 (Jct 8) 9.3 miles

Porch | Drawing room | Sitting room
Dining room | Kitchen/breakfast room
Utility | Cloakroom | 6 Bedrooms,
1 en suite | 2 Bathrooms | Store
Double garage | Wood shed | Stable
Heated swimming pool | Garden
Tennis Court
EPC rating D

The property

Willow Cottage is a handsome detached house, that features more than 3,000 square feet of comfortable, attractive

accommodation arranged over three floors.

The ground floor has three flexible reception rooms, all of which welcome plenty of natural light. The spacious drawing room has a triple aspect, including French doors opening onto the rear garden, while there is also a sitting room and a formal dining room. There are open fireplaces in the drawing room and dining room; the sitting room includes a wood burner. The well-proportioned kitchen and breakfast room has wooden storage units to base and wall level, integrated appliances and space for a breakfast table, as well as French doors onto the garden.

There are five well-presented double bedrooms on the first floor. One of the first-floor bedrooms is en suite, while another has its own washbasin. The first floor also has two family bathrooms, while the second floor has a large bedroom and a storage room.





Outside

The property is set approximately 150 yards from the road, along a singletrack driveway. There is plenty of parking space in front of the detached double garage, and there are further outbuildings including a wood shed, a stable and a pool house. The extensive peaceful garden includes rolling lawns and meadows dotted with spring flowers, numerous mature specimen trees, a variety of shrubs and well-stocked flowerbeds. There is also paved terracing for al fresco dining, a heated outdoor swimming pool, tennis court and a vegetable garden.

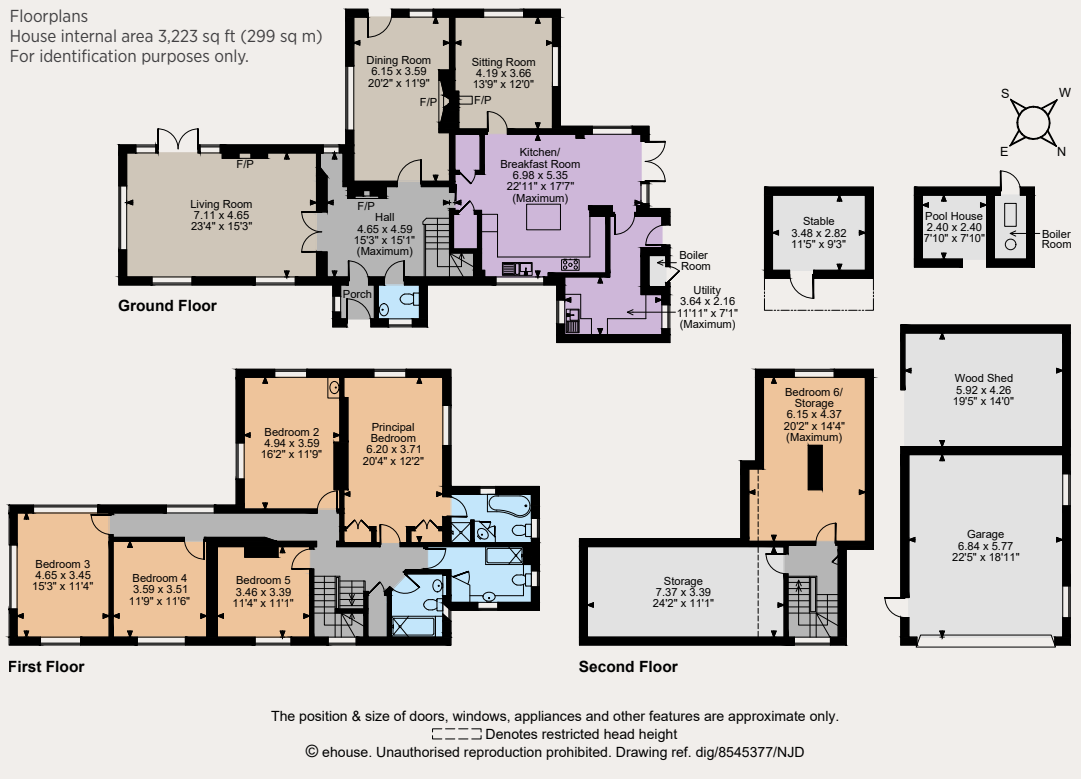
Location

The property is set on the edge of the historic market town of Berkhamsted, just moments from the stunning countryside of the Chiltern Hills Area of Outstanding Natural Beauty. Berkhamsted provides a good choice of shops and supermarkets, as well as other leisure facilities and everyday amenities, while the town also offers an excellent choice of schools, including the renowned Berkhamsted School. Berkhamsted mainline station provides services to London Euston (37 minutes), while the area is well connected by road, with the nearby A41 providing easy access towards the M25 and M1.





Floorplans
House internal area 3,223 sq ft (299 sq m)
For identification purposes only.



General

Local Authority: Dacorum Borough Council

Services: Mains electricity, gas, water.
The drainage is by a septic tank arrangement

Overage: The property is subject to a covenant. Further details are available from Strutt and Parker.

Council Tax: Band G

Tenure: Freehold

Guide Price: £2,000,000 OIEO

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