

FOR SALE

£1,200,000 Freehold



WOODHOUSE
PROPERTY CONSULTANTS

Goffs Lane, Goffs Oak, Hertfordshire. EN7 5QH

ABOUT THE PROPERTY

Woodhouse are pleased to offer this period Cottage dating back to the 16th Century. Set on a large plot, this Elizabethan home offers plenty of space inside and out. A wealth of charm and character is found throughout, including features such as multiple aspects, original inglenook fireplaces & exposed timbers.

The Ground floor encompasses four Reception rooms (Living Room, Dining Room, Conservatory, Drawing Room). Furthermore there is a lovely Conservatory where the drawing room is set off (which was about to be turned into a Cinema room)

The Kitchen comes with an island and is well-served with a fitted Utility Room, a large Pantry and a useful reception nook.

Upstairs the spacious landing accesses the five Bedrooms & Family Bathroom. The Master Bedroom comes with an En-suite Bathroom & Walk-in Wardrobe. Bedrooms 2 & 3 share a Jack & Jill En-suite. Bedroom 4 also has an En-suite, and Bedroom 5 comes fitted.

To the outside there is a large mature garden not overlooked with an array of features. As you exit the conservatory or kitchen there is a patio area showcasing the private swimming pool with jacuzzi. By the pool sits a single-storey annex (Kitchenette, Lounge-Bedroom & Shower-Room).

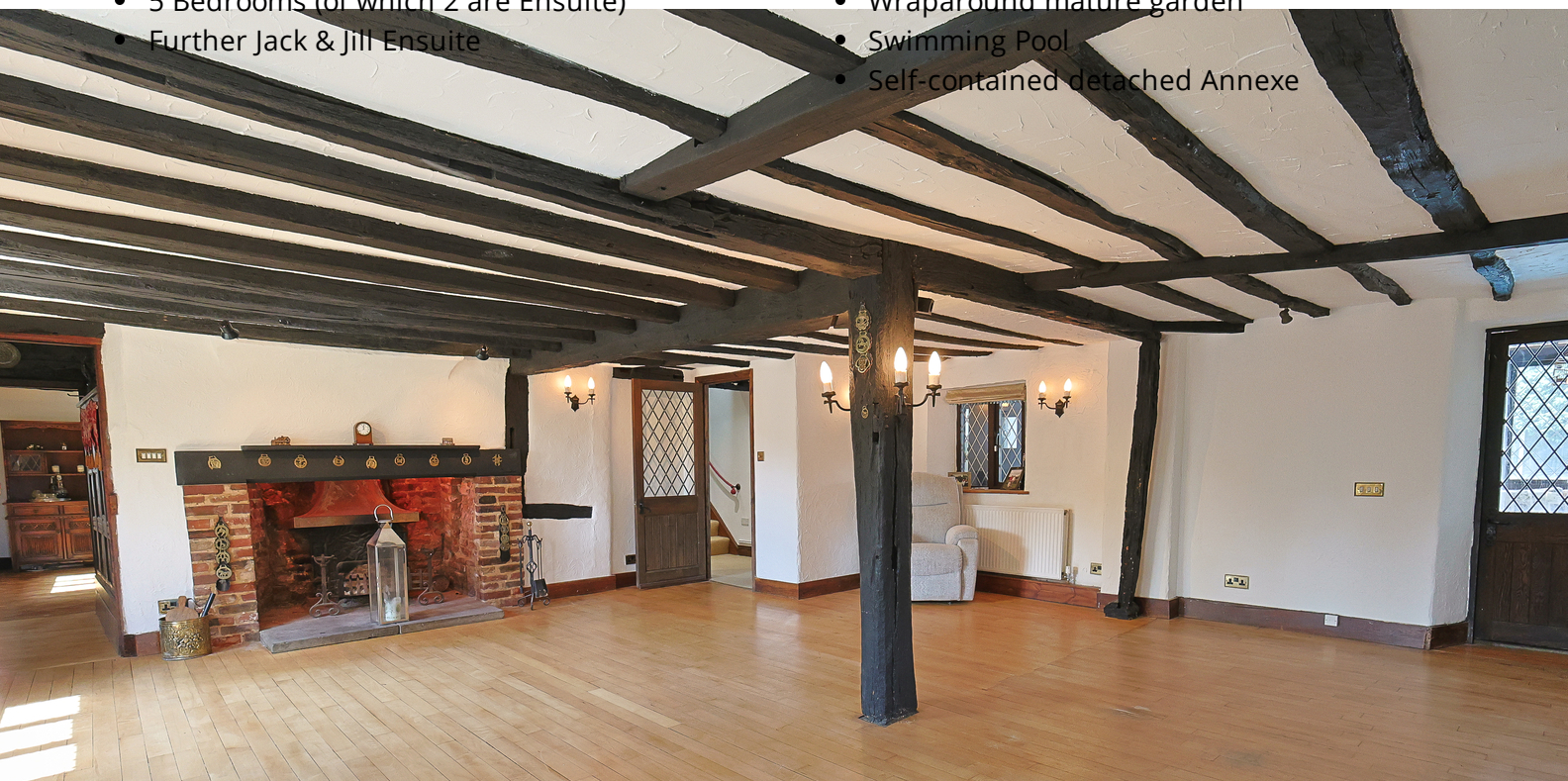
The remaining garden is laid-to-lawn and wraps around to the front, where you find the double-gated carriage driveway (with parking for several cars).

Set off Goffs Lane, the property enjoys an ideal location being within easy reach of Goffs Oak, Cuffley & Cheshunt amenities. Cuffley & Cheshunt Stations offer regular direct routes to London (Moorgate & Liverpool Street respectively), and there are excellent road links such as the A10, M25 & M11. Within the surrounding area there are a choice of highly regarded schools.

Come and see for yourself what this unique home has to offer you and your family, contact us today for viewings 7 days a week.

FEATURES

- Chain-free
- Beautiful Cottage with period features
- Elizabethan-era Grade-II Listed
- 5 Bedrooms (of which 2 are En-suite)
- Further Jack & Jill En-suite
- 4 x Large Reception Rooms
- Kitchen with large Pantry / Utility Room / Reception nook
- Wraparound mature garden
- Swimming Pool
- Self-contained detached Annexe



ROOM DESCRIPTIONS



FLOORPLAN



Total area: approx. 307.9 sq. metres (3314.6 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission,