



Total Area: 321.4 m² ... 3459 ft²
All measurements are approximate and for display purposes only



Highfield, Deadmans Ash Lane, Sarratt

Guide Price £1,595,000

NO UPPER CHAIN. A rare opportunity to acquire a substantial detached five bedroom family home, measuring approximately 3,500 sq ft, situated on a plot of 1 acre of formal gardens, backing onto a picturesque valley with far reaching countryside views. The property is in need of modernisation and the existing family have lived there for approaching 40 years. Highfield benefits from a substantial ground floor annexe with its own kitchen, sitting room and bedroom plus ensuite, but still remains accessible from the main house. The accommodation comprises of: Entrance Hall, Cloakroom/shower room, Sitting room, Study, Dining Room, Kitchen Diner, Lobby area leading Annexe Kitchen/Utility, Playroom/Annexe sitting room with a bedroom and ensuite bathroom. On the first floor there are four bedrooms, the main bedroom with a large ensuite, a dressing room and a family bathroom. There is off road parking for several vehicles to the front and additional gated side parking area, there is also an integral double garage. Highfield has a very wide plot and has space for additional properties one each side, however please be advised the property is located just outside of the village curtilage and is in the Greenbelt.

Ground Floor

Entrance Hall

Stairs leading to the first floor, two radiators, doors leading to:

WC/ Shower Room

Window to side, close coupled WC, wash hand basin, corner shower cubicle, tiled walls and flooring.

Sitting Room

A triple aspect room with French doors looking over the rear garden and far reaching views over views over open countryside. Open fire place with black marble hearth and ornate wooden surround. TV point, three radiators.

Study

Having french doors looking over the rear patio area radiator, understairs storage cupboard housing electric consumer unit.

Dining Room

Window overlooking the front driveway, ornate plaster alcoves, radiator.

Kitchen Diner

Benefiting from a large picture window with stunning views over the valley to the rear of the property and views over the rear garden. A range of wall and base units in solid oak with marble work surfaces, space for fridge and plumbing for dishwasher, stainless steel sink recessed into the work surface, stainless steel gas hob, integrated gas and electric ovens, tiled flooring, space for dining table and six chairs, door leading to the inner lobby and door leading to the side patio area.

Inner lobby

Door leading to the front driveway and one leading to the back garden, door leading to:

Utility Room/Annexe Kitchen

Window to the rear garden, a range of wall and base units in a limed oak, kitchen sink, plumbing for washing machine and space for tumble dryer, tiled flooring, door leading to Annexe sitting room/ playroom.

Bedroom four

Window to side patio area, door to ensuite bathroom.

Ensuite Shower Room

Comprising of a panelled bath, close coupled WC, pedestal wash hand basin, tiled walls and flooring.

Double garage

Door leading off the inner lobby, a double garage with electrically powered paneled door, loft hatch leading to a large loft area.

First Floor

Landing

A galleried landing with a window to front, radiator, airing cupboard housing hot water cylinder, loft hatch leading to a large loft area.

Bedroom One/ Dressing room

Window overlooking the rear garden and valley, a range of fitted wardrobes, radiator, door leading to the ensuite bathroom and archway leading to the bedroom.

Bedroom One

A double aspect room with views over the open countryside, a range of fitted wardrobes.

Ensuite Bathroom

A large bathroom with a bath and built in shower cubicle, WC with concealed cistern, bidet , twin wash hand basins recessed into a vanity unit, two towel radiators, two windows to the side, door leading to the landing and door leading to the dressing room.

Bedroom Two

A double aspect room, radiator, built in wardrobes.

Bedroom Three

A double aspect room with built in wardrobes, views looking over the open countryside.

Bedroom Five

Window to front, radiator, a range of fitted wardrobes.

Family Bathroom

Window to side, a three piece bathroom suite comprising of a panelled bath, wash hand basin recessed into a vanity unit, WC with a concealed cistern, fully tiled walls.

Outside

To the front and side.

Highfield has a vehicle right of way across the farm track at all times. There is a paved driveway to the front creating off road parking for five vehicles and accessed via a wooden five bar gate there is additional parking for a further four vehicles.

Rear Garden

Mainly laid to lawn with mature shrub and flower beds and boarders. The rear garden is surrounded by hedging and trees, there is a beautiful view over far reaching countryside and the valley. Two timber tools/mower sheds, a vegetable patch, also an additional large side lawn area with pedestrian access to the front driveway. There is a side paved patio area with two built in barbecues, raised beds, glazed panelled walls with views over the rear garden and the valley.

Potential Development

Highfield is a very wide plot and has space for additional properties one each side, however please be advised the property is located just outside of the village curtilage and is in the Greenbelt.

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