



FOLLY COTTAGE

WATERY LANE ASTROPE HERTFORDSHIRE HP23 4PJ

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GUIDE PRICE **£1,200,000**

WATERY LANE, ASTROPE, HERTFORDSHIRE, HP23 4PJ

Folly Cottage is a superb country home with stunning views, situated in a peaceful leafy lane approximately half a mile from the centre of Long Marston village and close to a mile from Wilstone.

Five double bedrooms, three bathrooms, 30ft kitchen family room plus utility, two further reception rooms, driveway and large garden. Chain free

This impressive, detached family home offers approximately 2500sqft of immaculately presented accommodation and is finished to a high specification throughout, and enjoys beautiful views to the front side and rear.

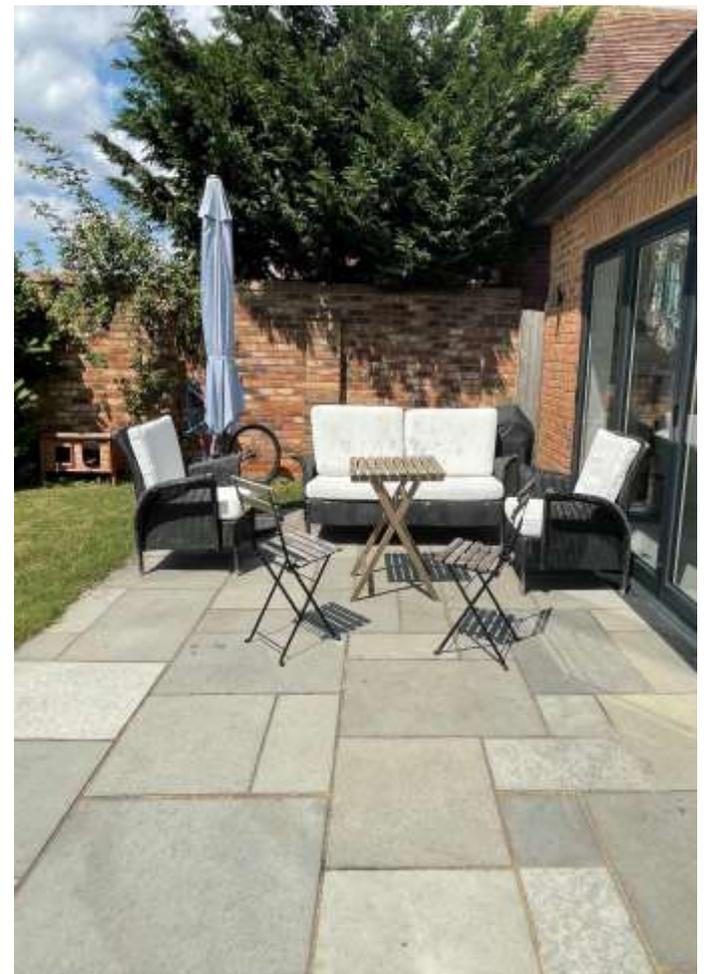
The gated driveway provides parking to the front and side for up to five cars and there is planning consent for an attractive barn style car port (foundations and electrics in place). Hang your coat in the porch and kick off your shoes before continuing through to the hall which provides access to all the rooms and an oak stair case leads upstairs. You will find space in abundance wherever you look; two generously proportioned reception rooms at the front of the house and an incredible 31ft kitchen/family room across the rear of the property with bi-fold doors creating a wonderful flow through to the rear garden. Being the heart of this home, there is space for all the family, with a sitting area for sofas and a large dining area in front of the bi-folds or a breakfast bar looking into the beautiful kitchen area. Whether you're entertaining guests or feeding the family, this kitchen is ergonomically designed to impress, with 'Milano' cabinets with quartz work tops and various integrated appliances including an induction hob under an extractor canopy, electric fan oven and electric combination oven, full height larder fridge and separate full height freezer, wine cooler and dishwasher. The separate utility room provides space for the white goods and a side door offers a perfect way in for kids or dogs after a muddy walk in the countryside. Upstairs to the first floor are four large double bedrooms and a family bath/shower room. The guest bedroom features en-suite shower and Juliette balcony with country views. The top floor is given to the master bedroom and a stunning bathroom complete with his and hers sinks, freestanding bath tub and separate shower.

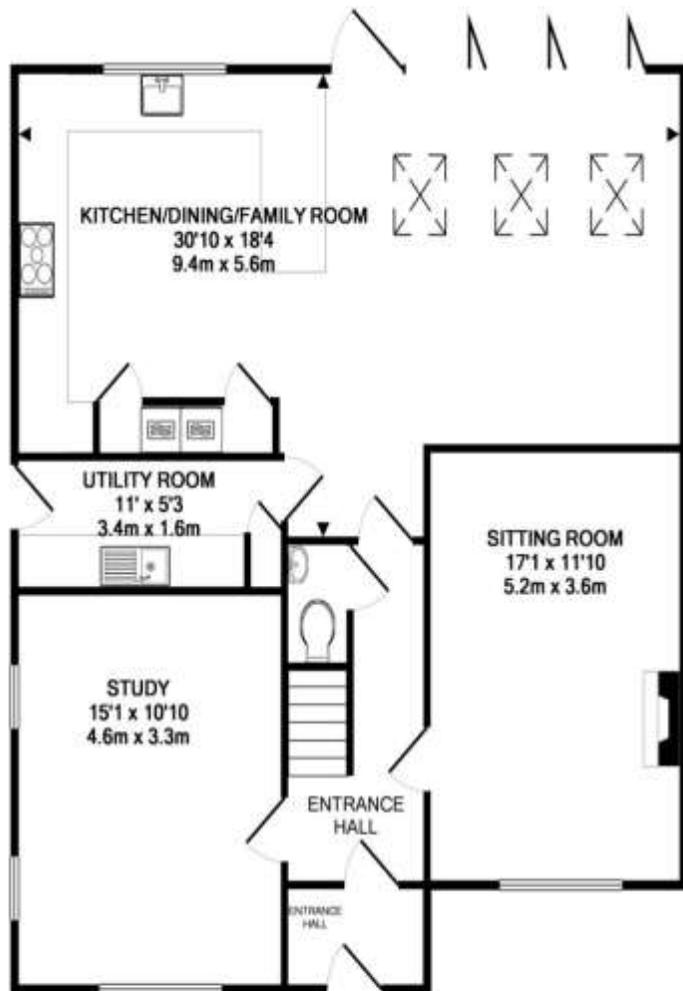
Outside the rear garden extends some 100ft or so and is mainly laid to lawn with a large patio for entertaining. There's plenty of space for kids and dogs to run off excess energy while the grown ups enjoy a glass of something on the patio and appreciate the peaceful country atmosphere.

Watery lane is a leafy lane which links Wilstone village and Long Marston village, both extremely popular and have a lovely atmosphere and community. Just half a mile to the Queens Head country pub in Long Marston and primary school just a bit further along the road and Wilstone's shop and Half Moon gastro pub is a little under a mile away. Tring is around three miles away and offers a more comprehensive selection of shops and restaurants including Tesco and M&S. There are a variety of schools including Tring School for the Performing Arts. Tring train station offers a fast route to London Euston and the A41 bi-pass links the M1 and M25 motorways giving convenient access to London Airports.

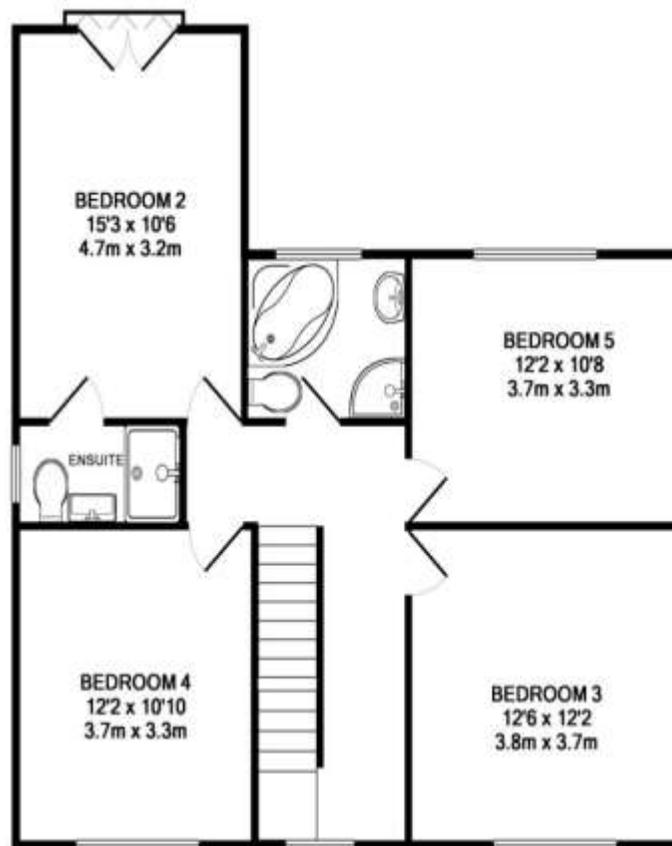




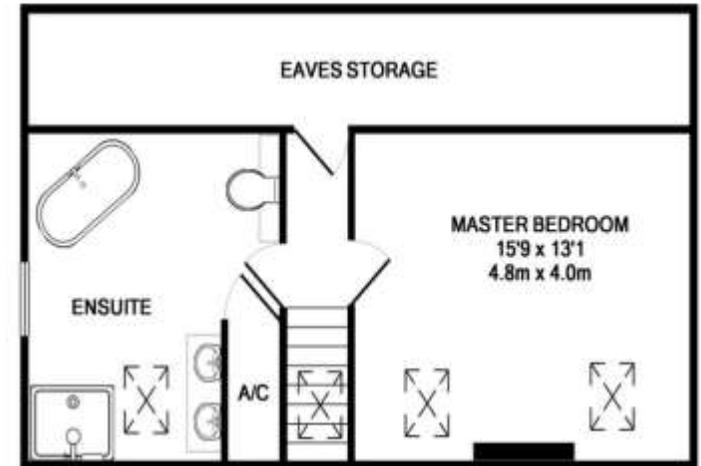




GROUND FLOOR
APPROX. FLOOR
AREA 1060 SQ.FT.
(98.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 804 SQ.FT.
(74.7 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 546 SQ.FT.
(50.7 SQ.M.)

ASTROPE HP23 4PJ
TOTAL APPROX. FLOOR AREA 2410 SQ.FT. (223.9 SQ.M.)
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EPC rating – C Council Tax Band - F

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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